



**Towards a Sustainable Urban Form, the influences of Social and Physical Environment:**

*A Case study of Albert Park, eThekweni Municipality*

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## DECLARATION

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I declare, that this dissertation is my own unaided work. All citations, references and ideas have been duly acknowledged. I confirm that an external editor was used for proof reading. None of the work presented has been previously submitted for any degree or examination at any other University.

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Signature

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## ABSTRACT

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This study examined the interactions between the social and physical environment as manifested in urban areas. The study examined the extent, ways in which urban decay has affected Albert Park. In addition, it examined the design of the area, and took into consideration whether proper facilities, security, exist to create a link between the social and physical environment, which ultimately can encourage sustainability.

The objective of this study was to examine the conditions in the Park by focusing on the degree to which both the social and physical environment have affected the area, the causes and effects of the decay, and solutions to the problem. The study focused on the interactions between the social and physical environment. This was a qualitative study in which both secondary and primary data was used. Interviews were held with relevant stakeholders as residents of Albert Park.

The research findings revealed that Albert Park is experiencing major issues, including crime, drug abuse, and vagrancy, and there are no proper measures in place at present to prevent these problems. Consequently, the area has decayed from lack of proper maintenance and control measures. It is clear that this will continue unless appropriate corrective measures are implemented. It was evident from observation and the interviews conducted that the conditions in Albert Park are due to the low income of its residents, as well as vagrants. Other contributing factors include lack of management and security. Due to low job opportunities available within the area, individuals are exploited by unscrupulous landlords. Thus, Albert Park requires further research on proper planning and control measures in order to prevent these poor conditions from escalating and to achieve a sustainable urban area.

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## **LIST OF ABBREVIATIONS**

CBD	Central Business District
IDP	Integrated Development Plan
GIS	Geographical Information System
ANC	African National Congress
DPLG	Department Of Provincial and Local Government
ITRUMP	Inner eThekweni Regeneration and Urban Management Programme
ICC	International Conference Centre
MURP	Mayoral Urban Regeneration Programme
GDP	Gross Domestic Product
CID	City Improvement Districts
KZN	Kwazulu-Natal
LAP	Local Area Plan
LED	Local Economic Development
PID	Public Improvement District
RDP	Reconstruction and Development Programme
SDF	Spatial Development Framework

## CHAPTER 1: INTRODUCTION

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### 1.1 Background

The importance of the built environment stems from its strong social foundation and its physical environment, as these spheres are significant in creating a sustainable urban form (Maharaj and Mpungose, 1994). This study looks at the ways in which society and the physical environment interact to create a sustainable urban form. The important approaches of regeneration and urban renewal will provide insights into whether these approaches can reduce or even eradicate urban decay. This research focuses on Albert Park, Durban as its case study.

This research examines the interactions of both the social and physical environments that make the urban form sustainable. Herein, it is argued that focusing on urban decay and regeneration is a possible solution to urban blight, as noted by Maharaj and Mpungose (1994), concerning Albert Park, the oldest active park in Durban. By 1991, Albert Park had become an integrated suburb hosting a rainbow society after exposure to conflict situations, harassment, and antagonistic attitudes.

According to Singh (2001), Albert Park is seriously deteriorating due to political and demographic changes attributed to an increase in population, vast cultural differences among racial groups in the area, income levels, and job opportunities. Many buildings are not maintained. Most people living or occupying the area are vagrants, perhaps drug peddlers, and have no accommodation; others face relocation problems stemming from apartheid Group Areas Act, and unemployment. Albert Park was once predominantly a white area but now it is home to the poor who seek refuge and shelter (Mohamed, 1999).

Albert Park, has medium to high rise buildings, with a high population. The area has gone from being pleasant and well-kept to a 'grey' area. The park has a significant history and is an important area that should be maintained in order to preserve its sentimental value (Singh, 2001). However, it lacks security and is easily accessible. There are no controlling measures in place, hence it is an extremely unsafe haven for drug peddlers and users (Singh, 2001). This researcher argues that proper planning measures need to be taken to restore the park to its original state. Albert Park is an historical area that is a part of the many stories of the people residing there. Therefore, this study was conducted in order to clarify the park's problems and identify the extent of decay. Major factors play an important role in establishing the differences between the conditions that existed in the past and the current conditions.

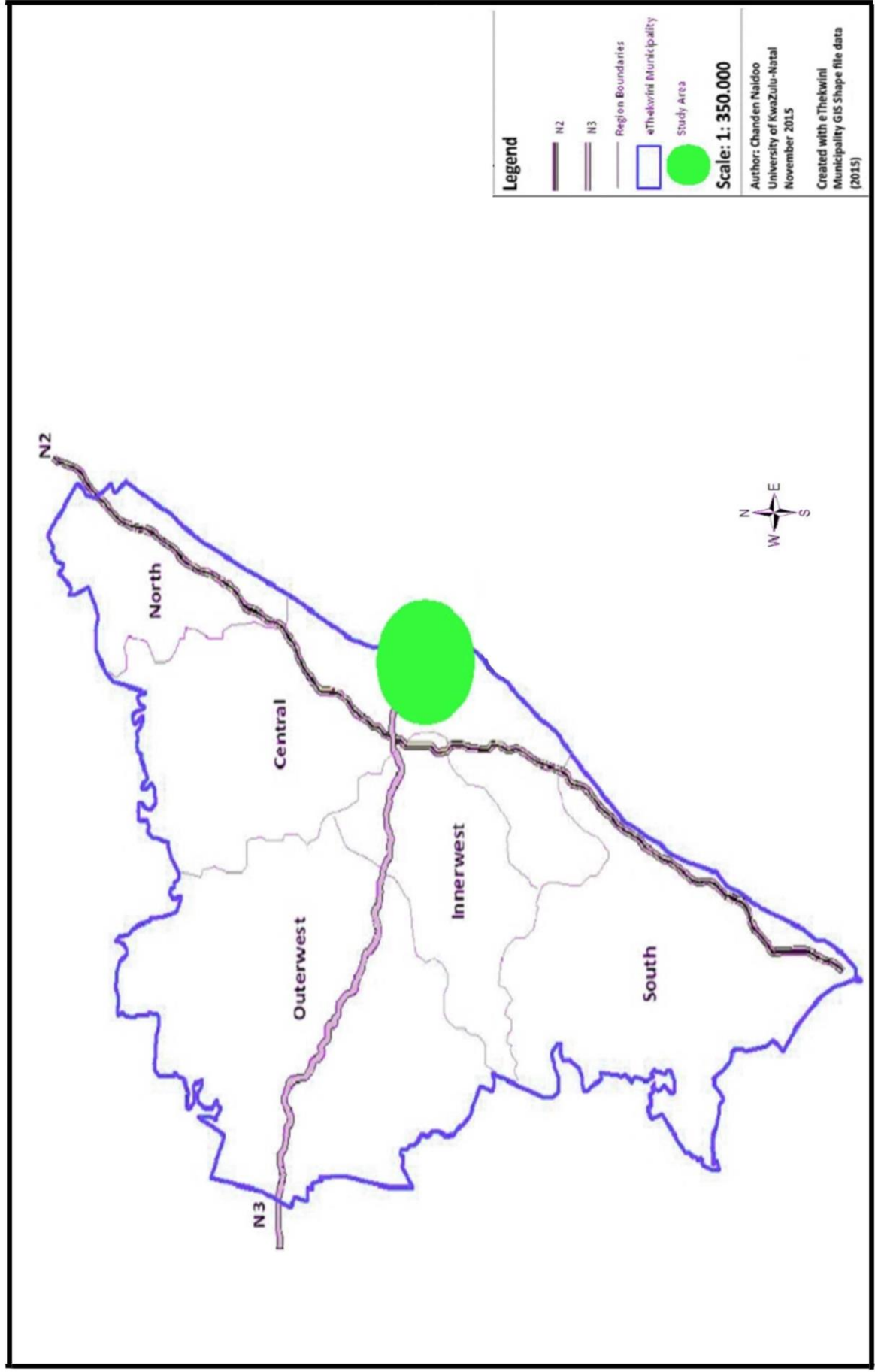
Albert Park has suffered severe mismanagement due to the lack of the locals' maintenance skills (Ibid). At a stakeholders' meeting held on the 26<sup>th</sup> of February 2014 at City Hall, the Mayor Councillor James Nxumalo noted that there was an urgency to deal with the challenges of vagrancy, loitering, drug-abuse, and criminal elements in Albert Park ([http://www.durban.gov.za/Resource\\_Centre/new2/Pages/Stakeholders-Pledge-To-Eradicate-social-Ills-at-Albert-Park.aspx](http://www.durban.gov.za/Resource_Centre/new2/Pages/Stakeholders-Pledge-To-Eradicate-social-Ills-at-Albert-Park.aspx)). It is evident that a range of factors affect the neighbourhood negatively including social aspects from criminal behaviour to environmental issues.

According to Mohamed (1999), Albert Park is facing major issues such as prostitution and drug trafficking with residents battling to rid the area of these problems. In addition to mismanagement, the area is being taken for granted, as a substantial amount of levies are not being paid in sectional title blocks, which has led to a serious decline in services and adding to the decay within the area. In addition, property owners charge high rents in order to maximize their income. This is achieved by means of overcrowding and the collection of rentals through violent means (Mohamed, 1999: 2). All these factors are the cause of degradation in the area. Thus it is vital that the park should undergo major urban regeneration. Singh (2001: 4) added that "Albert Park is currently undergoing small pockets of urban decay." It is surrounded by buildings in reasonable condition; however, these buildings are also beginning to deteriorate to a state of disrepair and will soon become decayed if there is no intervention. This study thus examines how these aspects contribute to urban form.

## **1.2 Location of the study area**

Albert Park is situated in the south-east of the Durban Central Business District (CBD), primarily a residential area characterized by medium and high-rise flats, with small formal and informal businesses that operate on the road sides (refer to map 1 on page 3). The area is bounded by Russell Street in the west, Broad Street in the east, Smith Street in the north and St. Andrew's Street on the south (Maharaj and Mpungose, 1994).

**Map 1: Locality map outlining study area**



### **1.3 Motivation**

It cannot be contested that Albert Park has suffered severe mismanagement over the years. This study seeks to identify factors that led to the deterioration of Albert Park. This can be seen by looking at the social and physical environment in the area (Singh, 2001). The populace, who enter Albert Park, often enter the area by illegal occupancy as they have nowhere else to stay and are not pursued by local authority thereby making the neighbourhood prone to vagrants. Some of the people are not aware of the importance of a clean environment, they abuse drugs and alcohol which then impacts negatively on the physical environment causing harm to the ecosystem, thus damaging and devaluing the urban form of the city (Mohamed 1999). The social environment shows a lack of maintenance of buildings by inhabitants (Singh, 2001). The residents of the buildings and the tenants who rent out the buildings for business purposes tend to neglect the buildings they live in due to lack of control by the local authorities as well (Mohamed 1999). Although a democratic government promised better opportunities and housing for people who were excluded in the past, it is quite disturbing how many people still live on the streets in Albert Park causing neglect of the environment (Rajasekar, 2006).

Albert Park was once classified as the most iconic area in Durban. Given the fact that Albert Park is located in the heart of the Durban CBD, deterioration is visibly appalling thus there is an urgent need for regeneration. Hence the need to understand how the social, economic and physical environment have impacted the urban form.

### **1.4 Hypothesis**

The degeneration of Albert Park built form is a function of the physical and socio-economic dynamics. The high levels of unemployment, poor living conditions and lack of maintenance that are a result of the from the prevailing social and physical environments conditions in Albert Park. These have been translated into observed urban decay and a degraded neighbourhood. It is the task of this study to examine the extent of the degeneration and the role which the dynamics of the social and physical environment which play a major role on impacting the condition of the built form.

The hypothesis is that the designs of the social and environmental aspect and their interactions of Albert Park have a major impact on the urban form.

## **1.5 Research Problem**

The social and physical environments are main foundations which affect the urban form (Maharaj and Mpungose, 1994). Thus social aspects such as crime, economic pressures, unemployment, drug abuse and vagrancy are some of the issues affecting the urban form. The physical environment challenges include issues such as accessibility, poor management and damage to the ecosystem. Singh (2001), argues that Albert Park is undergoing urban decay and the area has become a run-down area. In addition, this has given insight to the extent and causes of the decay within the inner city neighbourhood of Albert Park. There is need to undertake research to ensure that the area does not continue deteriorating by identifying the factors which are causing the problem.

This study investigates the urban decay in Albert Park which ultimately affects the urban form with associated environmental issues. The study found is due to mismanagement and the exploitation of the study area that has directly influenced the sustainability of the urban form (Maharaj and Mpungose, 1994). Therefore the current focus is on urban design planning being effectively implemented and urban regeneration being a solution to the decay. If this is addressed Albert Park could have sustainable environmental and social growth.

This study also examines the urban form with specific emphasis on the social and environmental spheres as well as the urban planning strategies with specific emphasis on Regeneration and Urban renewal theories as an approach and solution to urban decay.

## **1.6 Research Objectives**

This research achieves the evaluation of whether designing activities such as social and environmental interactions aid in obtaining a sustainable urban form within the city. It also looks at the positive impacts that mainly promote societies' needs as well as the environment.

The objective of this study was to evaluate the degree to which the urban form is failing and to what level it is spreading. This was accomplished by monitoring the rate of urban decay. Furthermore, it looked at degree to which people play a role in the degradation of the area. In addition, it aimed to prove that designs play an essential role in achieving a sustainable urban form. Urban regeneration can be seen as an approach and solution towards urban decay.

Thus by focusing on sustainability of cities in its entirety, Albert Park is identified as an area undergoing both social and physical environmental challenges which relate to urban degradation. As a result, strict adherence to regeneration procedures and levies are required to promote sustainability within the area.

### **1.6.1 Subsidiary Objectives**

*This dissertation aimed to achieve the following four specific Subsidiary objectives:*

1. To identify the social parameters that influence sustainable urban form.
2. To assess the physical strategies that promotes sustainable urban form.
3. To examine the procedures of attaining a sustainable Albert Park community.
4. To identify the stakeholders necessary to create a sustainable Albert Park community.

### **1.7 Main research questions**

The main research question has been asked in order to meet the objectives of this thesis. The main research question is:

“How can urban degeneration in Albert Park be addressed to promote a sustainable urban form?”

#### **1.7.1 Subsidiary Questions**

1. What factors explain the deterioration in leading to Albert Park’s decay?
2. What past measures were in place that could be used in the present?
3. Albert Park is one of the most significant areas in Durban’s CBD. How did the area lack proper management and how did the facilities in the area become inactive?

### **1.8 Research Methodology**

Methodology is a series of choices that relate to what information and data is needed, and how to analyse that information and data (Rajasekar, 2006). It is important to have clear research questions so that one can know exactly what information is needed to be gathered. According to Rajasekar (2006), the study of research methodology provides the necessary training in choosing methods, materials and tools relevant for the problem.

The research methods entailed an onsite transit walk to observe the physical layout, social, and environmental aspects of the Park. It also entailed interviewing individuals who occupied the area on



a regular basis. Further, relevant stakeholders, such as government officials, landlords, tenants, and the public, as well as people who use the area frequently, were key sources of information

The next step is analysing the data that has been collected. In order to analyse the case study of Albert Park, various tasks have to be undertaken. This includes questionnaires and interviews with the residents of Albert Park, Metro Police patrolling the area and Ward Councillor as well as personal observations. To show the visual impact of the built environment, the use of images and tables were implemented in this research as they form an integral part of this study. These will be further discussed in the relevant sections of this paper to follow.

## **1.9 Research Process**

### **1.9.1 Design of the study**

The dissertation is qualitative in nature. Its objective seeks to establish the extent to which the influence of the social and physical environment promotes a sustainable urban form. According to Wyse (2011: 2), “Qualitative research is used to gain an understanding of underlying reasons, opinions and motivations. It provides insight into the problem or helps in developing ideas”.

The dissertation is case study-based, as it is designed to evaluate the extent to which Albert Park in the eThekweni Municipality is deteriorating. This evaluation is founded on the factors that influence the social and physical environment, and how these factors affect the urban form of Albert Park. In addition, the feedback from the interviews done with key stakeholders of Albert Park was discussed.

There was also an assessment of responses obtained from the participants living in and among Albert Park, who are residents and key stakeholders. Therefore, the analytical objective is to describe the opinions and experiences of these participants directly and indirectly. This information was obtained through questionnaires and structured open-ended interviews. The data format obtained from this approach was textual in the form of notes.

The researcher obtained sufficient data on through observation while driving through and walking in the area for two hours per day. The land use study took two days to complete in the month of January 2015, approximately 4 hours. The researched observed the area in the mornings and afternoons. Observation was conducted on one weekend and one weekday in order to gain insight of the study area. Thus Albert Park was analysed during both peak and off-peak periods to obtain the vital information.

### **1.9.2 Land Use study**

According to Young (1993), The Land Use study is the process in which lands are evaluated and assessed to become a basis for decisions involving land disposition and utilisation. The Land Use Study assisted the researcher in establishing the distribution of commercial, residential, industrial and open space systems located within the study area. A land use study is a recording of the way in which land is being used in an area, usually classified in different types of land categories. Lynchian elements (paths, edges, districts, nodes and landmarks) were incorporated to establish the way users utilised their surroundings. Densities and concentration of uses were also observed during the Land Use Study. The land use study was completed according to the existing land use of the buildings found in Albert Park according to individual categories as listed below:

- Residential
- Business/Commercial
- Recreational
- Educational
- Religious
- Health

### **1.9.3 Data sources**

The primary data sources that were utilized during the data collection process included:

- Observation & Visual interpretation, by physically taking notes of the surroundings within the study area and recording the status of the structures.
- Transit site visits was undertaken by physically walking through the study area that was divided into specific transit zones based on the transport structure of the Park.
- Municipal Professionals – provided information on the study area in relation to Town planning regulations and land use zoning.

- Information obtained from the key stakeholders of Albert Park including the Project Manager, Town Planner and the Municipal Ward Councillor regarding the study area itself focusing on the site, land and people who influenced or have knowledge of the development of the area.
- Residents of Albert Park who gave first-hand information about the day to day activities being experienced within the area, which also assisted in establishing the levels of crime, pollution, living standards and basic services.
- Metro Police located in the study area assisted with providing information relating to crime levels and precautions being taken.

#### **1.9.4 Secondary Data Sources**

Secondary data sources offer an interpretation of information obtained from primary sources that, originally, was presented elsewhere. The secondary data used for this study included maps, journals, articles, publications, relevant unpublished dissertations, electronic resources and images, the Durban Integrated Development Plan (IDP), and geographical information system (GIS) shapefile data.

The libraries used for the literature review were the Durban City Library, City Engineers Library, University of KwaZulu-Natal (UKZN) Westville Library, UKZN Howard College Main Library, and UKZN Howard College Architecture Library. The review gathered more knowledge on concepts and procedures regarding local and international urban renewal, policies and legislation. This enabled a comparison of places that have effectively applied the relevant concepts to places that have failed to do so. This helped to isolate the standards and criteria that permit the successful implementation of renewal policies.

Journals, articles, publications, and electronic resources proved to be advantageous, and they were extremely useful in providing much guidance and valuable information for this study. These resources also provided a history of the relevant area and any urban renewal theories that may have been applied. However, these sources' disadvantage is that they reflect individuals' opinions and, as such, are not reliably factual. An example of this is journal articles written by authors who refer to their own thoughts and opinions.

#### **1.9.5 Sampling Procedure**

A sampling procedure and sample size entails determining the number of individuals who will be selected to participate in a survey or interview (Korb, 2012). The sampling method chosen was purposive sampling, in which 1 ward councillor, 5 landlords, 1 community organiser and 30

individual residents were identified as key stakeholders and who have played a major role in Albert Park. These stakeholders provided information regarding the processes preceding and following the influences that resulted in the study area's deterioration, on questionnaires and in open-ended interviews. Random sampling was used to select participants within Albert Park. These provided relevant information regarding the extent of decay and major factors that have led to an unsustainable urban environment. The completed questionnaires and interviews' contents also clearly portray a sense of dissatisfaction in participants' living conditions.

#### **1.9.5.1 Focus Group**

According to Wyse (2011: 3), qualitative data collection methods vary in their use of unstructured or semi-structured techniques. Some common methods include focus groups, individual interviews and participant observation. In addition, if the sample size is small, further respondents can be selected to fulfil a given quota.

For this part of the research, 71 residential buildings were identified in the study area. The researcher undertook a formal survey after which these buildings were categorized as in good, fair and poor condition, thereof 3 different focus groups were chosen. A representative sample of 10 household individuals per building condition category was selected. These 3 focus groups comprised of individual residents from good condition, fair condition and poor condition buildings, totalling 30 household individuals participating in the discussions were held.

### **1.9.6 Data Collection**

#### **1.9.6.1 Tools and Instruments**

##### **1.9.6.1.1 Questionnaires**

Questionnaires were completed by residents and community members. The questionnaire comprised 10 questions relating to individuals and service delivery within dwellings, as shown in the questionnaire included in Appendix A.

#### **1.9.6.2 Techniques**

##### **1.9.6.2.1 Interviews**

The data were collected by means of four semi-structured, open-ended interviews conducted with Albert Park key stakeholders and four open-ended interviews with residents. The stakeholders were identified as ward councillors, landlords/managers, owners/ratepayers, and community organizations. These interviews helped the researcher to gather more information regarding the study area. The

resulting data were then analysed, and conclusions were drawn from the answers obtained, forming the basis for a better understanding of Albert Park.

#### **1.9.6.2.2 Observation**

This study was also based on qualitative field research, which was conducted through direct, informal observations. The observation method involved interacting with the community and individual residents to obtain insights into daily activities and experiences.

The observations were conducted by following these steps:

- Using pen and paper to take notes
- Recording visual sightings in writing
- Making notes of ideas on paper about events as they occurred
- Drawing conclusions
- Taking photos as evidence of visual sightings and support for ideas
- Asking individuals to confirm information

Observational research was conducted within Albert Park to gain a better understanding of the study area. The objective was to find out why the area is deteriorating and what factors impact on the sustainability of this urban environment.

#### **1.9.7 Data analysis**

The primary and secondary data that had been collected were carefully scrutinised and evaluated in light of the research objectives. The data had been analysed in order to answer the main research questions, the primary and secondary data gives a direct understanding of the problems that occur in the area. Questionnaires and interviews gave deeper insight from the perspectives of the community, where graphs are tabulated to have a better understanding of the opinions of people.

Thematic analysis was applied during the data analyses process. Coding was a way of indexing or categorising the text in order to establish a systematic approach of acquiring ideas. It allowed for the researcher to define, in a single category, what the aspects pertained to were to be found. The researcher was essentially able to add to that specific category any information relevant, allowing for management of the data. The researcher captured data according to certain themes such as interviewees, key stakeholders and other important information. For example, if a key respondent gave information regarding the environment quality, that particular information will be kept under

theme labelled environment, or if a person argued about crime in the area that would fall under safety and security. The information collected through the field work and from key stakeholders allowed the researcher to make informed conclusions and recommendations regarding the study area.

### **1.9.8 Problems encountered in the field**

The difficulty with collecting data in the field was that of safety issues. Albert Park has a reputation for high crime rate, perpetrated by vagrants, drug and alcohol abusers. There were also a number of people crowded in corners of streets which was very intimidating. The researcher carried much digital equipment such as cellular phone and camera. As an individual carrying a camera and taking photos proved to be extremely risky especially when the area is unfamiliar and dangerous. Bearing these risks in mind, the researcher initially drove around to scout the area in order to make judgement on the safer routes to take when walking and to capture data (images and information). Some residents showed dissatisfaction and disapproval to me taking photos of the area. However they were informed that it was part of a study to improve their livelihood and the area and they were more than welcome to help.

### **1.10 Validity, Reliability and Rigour**

Rigor and reliability come into question when qualitative research is conducted according to Rajasekar (2006). Qualitative approach was adopted in this research. However, Thomas (2007), states that the information received through interviews has the risk of responses, being in partial preference as well as bias of the participants that are being interviewed. Thus a range of interviews were conducted with relevant informants that include key stakeholders in Albert Park and questionnaires conducted with focus groups (being the residents of Albert Park). An informed consent form detailing the particulars of the research study as well as indicating the nature, conduct and context within which the analysis were undertaken. These consent forms nevertheless were explained and the persons willing to participate in the research were required to sign the consent form prior to participation.

The information in the literature review is based on subject matter that is beneficial in providing vital material to the research and in analysing and understanding both the context and the results of the study. The researcher has had no prior involvement within the research areas or the chosen case studies therefore personal influences will not affect the analysis by the researcher. Any primary data sources such as observations undertaken during field work study will be factored in and considered.

Conclusions were drawn from literature and undertaken fieldwork. This formed a significant and reliable source of information as it is directly taken from the study area itself.

Reliability deals with the instruments used in data collection for the relevant study, whether the instrument has the ability to be consistently tested (test-retest reliability) or when used by other researchers (inter-rater reliability), it is able to produce the same or similar results (Wyse, 2011). Reliability, in this dissertation was achieved by validating interview and survey data with observatory deductions. These were established from direct contact with inhabitants of the study area by gaining valid and true information first hand from the community as well as key stakeholders.

## **1.11 Dissertation Structure**

The thesis structure is briefly outlined below.

### **Chapter 1: Introduction**

This chapter introduces the research project describes the problem and how the research project will contribute in resolving the relevant issues. The chapter gives a motivation as to why research needs to be conducted for this specific case study. Research questions aim to obtain in-depth knowledge and understanding into the way of life of Albert Park residents and related parties concerned and it's social and physical environmental effects.

### **Chapter 2: Literature review**

This chapter reviews literature used. It focuses on the sources used in aiding this research. This chapter then defines concepts from various literature which helps understand the diverse perspectives. In addition, the history, legislation, approaches, responses and international perspectives are also discussed in relation to different literature.

### **Chapter 3: Theoretical framework**

This chapter looks at the theoretical framework that gives an insight as to the importance of theories within a study. It is then followed by theories governing urban renewal, predicaments of urban renewal and the role of planning policy in urban renewal.

## **Chapter 4: Case Study of Albert Park, eThekweni Municipality**

This chapter describes the study area. It shows the location of the study area, history, physical analysis, zoning and a brief observation of the surrounding area in relation to the urban form focused on social and environmental impacts.

## **Chapter 5: Research findings, recommendations and conclusions**

This chapter presents the summary of the results and analysis, as well as recommendations to the study and the sustainable urban form through urban regeneration.

### **1.12 Summary**

The first chapter described the background of the research study that focused on Albert Park, eThekweni Municipality. The chapter presented the background of the study particularly the promotion of sustainable urban form by looking at the influences of social and the physical environment. The researcher identified the research problem and what motivated the researcher to conduct the study. In addition, a hypothesis was developed, whereby research objectives and research questions were formulated to aid the study. A methodology was developed to carry out the research study, that entailed a specific design of the study, relevant data sources including primary and secondary, sampling and data collection techniques and data analysis methods. In addition the chapter provided a dissertation structure that helped to identify and provide a backbone to how the research was conducted in conjunction with the relevant chapters. Albert Park has been a victim of severe urban dilapidation over the years and is in need of serious urban regeneration. The area is currently undergoing problems of urban decay and surrounded by buildings in reasonable condition which are also beginning to deteriorate to a state of disrepair and will soon become decayed if there is no intervention.



## **CHAPTER 2: LITERATURE REVIEW**

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### **2.1 Introduction**

The literature review is aimed at explaining to the reader that the information found within this research is read, and understood by the researcher of the main published work concerning the study. The literature review is the guiding framework for the study and provides the information in regard to the topic. It provides various different arguments and opinions of the research topic from different authors and is compared and contrasted. The literature review is guided by the research objectives within this study such as the theories and knowledge of the topic.

The literature review takes the form of a critical discussion, showing understanding and awareness of the different arguments, theories and approaches. The literature review is an analysis of relevant publications linked together and described in the researchers own purpose and rationale. The literature review plays an important role in the research as it defines and limits the problem under scrutiny. It also places the research project under historical perspective and helps to avoid duplication. The main role of the literature review is that it is critical of publications, identifies certain areas that conflict, raises questions and identifies further areas that require more research.

Firstly the important step was to gain access to relevant literature on urban form, urban decay, regeneration and sustainability. The sources used to acquire this information were books, journal articles, the internet, lecture notes from lectures and relevant case studies pertaining to the similar research. The literature review helped in understanding and giving a broader insight into appropriate and common terms that are used in conjunction with the urban form that facilitated the familiarisation of these relevant concepts.

### **2.2 Sustainable Development and Urban form**

The term sustainable development first appeared in the Brundtland Report (1987), and is defined as development that meets the needs of the present without compromising the ability of future generations to meet their own needs". Jenks et al (1996: 6) argues that "sustainable development is an imperative if the dire consequences of global warming are to be ameliorated". In Khodabakhshi (2011), "One important factor of the sustainable city, among many different factors like climate,

environment, urban management, sociology, and culture, is the form of the city. He also adds that sustainable urban form means a structure that establishes and organizes sustainable ecological cycle (Khodabakhshi, 2011).

According to Hendrix (2014), sustainability can be described as the practice of preserving resources for the future generation without causing any harm to the environment and any other components thereof. Together sustainability carries the capacity of the natural systems with the social, political and economic challenges being faced by humanity. Therefore there is a major responsibility of society to regenerate, maintain and improve the planets resources in order for future generations to continue the process (Hendrix, 2014). Magee et al (2013) argue that Environmental Sustainability involves the importance of the natural environment and how it tolerates and remains diverse and productive. The particular concern is on the state of air, water and the climate as these form the foundations where natural resources are derived from the environment. However it is important to realise that environmental sustainability requires the need for society to develop certain activities that will meet human needs on one hand and on the other hand preserve life support systems of the planet (Magee et al, 2013). This is done by using water in a managerial and sustainable manner, utilising renewable energy and sustainable materials at a rate that will maintain the biomass and biodiversity (Magee et al, 2013).

Ecological Sustainability of human settlements forms part of the association between human society and their natural, social and built environments (IISD Annual Report, 2011). This is also referred to as human ecology where the focus of sustainable development is to include the domain of human health. The fundamental human needs such as the availability and quality of good clean air, water, food and shelter are important ecological foundations for sustainable development (IISD Annual Report, 2011).

Thus sustainability and urban form go hand in hand. Sustainable urban form can be seen as well designed places where people feel safe, secure and comfortable without fear of crime which tends to hinder on the quality of life or structure. The researcher explored the relevance of these concepts in the analysis of the built form in Albert Park.

### **2.3 The history of Urban Regeneration and Urban Form**

According to Smith (2012), in recent years major sporting and cultural events have emerged as significant elements of public policy in an effort to achieve urban regeneration. These events are

viewed as ways to stimulate investment, gain civic engagement and publicise progress to assist urban regeneration processes (ibid). McCarthy (2007: 7) mentions that the magnitude of change in many of the world's cities is unprecedented, and processes of urban restructuring are re-shaping cities in ways unforeseen in earlier decades. According to Jones (2008: 2), one of the most significant figures in the early history of Urban Regeneration was "Michael Heseltine, who brought about a series of policy interventions attempting to redevelop derelict and under-utilised sites, bringing economic activity and social change to deprived areas".

The industrial revolution in Britain was not merely an acceleration of economic growth, but an acceleration of growth because of, and through, economic and social transformation (Hobsbawn 1968: 6). In addition, the growth in industrial and commercial activity led to increased urbanisation. According to Mkunqwana (2013), urban regeneration is seen as a way to restructure a city, in South African context the notion emerged in the 1990's, a combination of contextual factors are in favour:

- The enhanced decay of the inner cities;
- The entrepreneurial change of the 90s, when concerns over efficiency, fiscal discipline, growth and competitiveness became prevailing and impacted on the cities fabric; and
- The decentralisation of urban governance and administration, more precisely the establishment of the metropolitan municipalities.

It is evident that urban regeneration approaches had been in existent in the past history and was adopted in order to revitalise the areas that were undergoing major deterioration (Elnokaly et al 2011). It is also noted by the researcher that this form of urban regeneration lead towards a sustainable urban form as it allowed for the development of investment, economic development and a prevailing sense of living within a safer environment. Some events like the Fifa World cup in South Africa opened up opportunities for economic avenues, this event helped regenerate dilapidated areas and in-turn had contributed positively to both environmental and economic rehabilitation (Smith 2012). The researcher recognises the importance of history related to urban regeneration and these concepts are applied in the study.

## **2.4 Urban Regeneration and Legislation in South Africa**

Practitioners of urban renewal are finding it problematic to handle the economic and social duality that exists in South African cities. Urban centre upgrades are more complex through the intersection of formal and informal business interest that have an influence on everything from public transport to

open space control. Engelbrecht (2004), argues that it is inferior due to legislation and regulations that either undermine urban management, through deregulating or sheltering certain activities or by imposing building or operational standards which are inappropriate, unaffordable or unenforceable.

There is no formal national policy framework for the renewal of urban centres in the context of South Africa, thus the importance of urban centres stressed in a number of sectoral policy documents outside of South Africa (National Planning Commission 2012). Nevertheless, Local governments are developing a policy as they have an invested interest on reducing the decline in urban centres in order to promote local economic growth, protect their asset base as well as supporting their fiscal objectives (Engelbrecht, 2004).

According to the Department of Provincial and Local Government – DPLG (2006), in 1950 Apartheid had been formally introduced in South Africa. It was characterised by a ruling of racial segregation, irregular settlement patterns and functional inefficiency. Schensul (2009) points out that the apartheid government over the next twenty years continued to impose these racial based policies, however during this time the African National Congress (ANC) opposed the apartheid government by leading widespread opposition movements.

Some of the laws imposed during the Apartheid government, included:

#### **Black Land Act No 27 of 19 June 1913**

This law was passed down on June 19 1913, which prohibited blacks from being owners or renting land outside designated reserves. It was repealed by section 1 of the Abolition of Racially Based Land Measures Act No 108 of 1991 (Evans, 2011).

#### **The Natives (Urban Areas) Act No 21 of 1923**

The Native (Urban Areas) Act was based on a major platform regulated towards the presence of Africans in Urban areas. This means that it gave local authorities power to demarcate and establish African predominant locations on the outskirts of white urban and industrial areas, as well as determining access and funding of these areas (Evans, 2011). Local authorities or employers were expected to provide housing for Africans or those of their workers who did not reside at the locations. However, Africans living in white areas were forced to move to the locations.

#### **The Group Areas Act, Act No 41 of 1950**

After the National Party won the elections, the regime institutionalised and consolidated existing policies and bills of discriminatory and segregator. The Group Areas Act was strengthened and extended in 1948, whereby the primary aim was to make residential separation compulsory (Evans, 2011). The Act sets out provisions on specific areas, in which different population groups could own

property, reside and work. The main reason why this Act was introduced and strengthened was to control the movement of non – whites (blacks) from rural areas into the big cities (CBD) which was allocated to whites only.

The influx into the big cities was caused by the booming economy, to counter this influx semi-urban townships were created by the government for black, Indian and coloured population groups (Evans, 2011). The government was trying to keep riots and any form of threat to the white population group by non – whites under control. It also cut through traditional property rights and led to the eviction of thousands of blacks, Indians and coloureds. However, the Indian community suffered the most as they owned businesses within the CBD and were forced out of the central city area (Evans, 2011).

### **The Bantu Authorities Act, Act No 68 of 1951**

In this Act it was the objective in 1995 to keep black people permanently out of urban areas, hence the introduction of The Bantu Authorities Act. It specifically aimed at keeping South African citizens apart based on the foundations of race and ethnicity. The government introduced this act through the setting up of black ethnic governments known as “Homelands”. Hence the government used this Act to push black people out of urban areas in order to stay in these homelands.

It is clear that the Apartheid regime prevented blacks Indians and coloured from living and working within the CBD and they were forced to live in rural areas. However, the unfortunate reality is that the African National Congress Party (ANC) had inherited the legacies of the Apartheid South Africa. This means that South African cities were characterised with spatial inequality and poor accessibility to vital goods and services. Therefore, government’s goals and objectives are to improve the lives of the previously disadvantaged by giving them opportunities and privileges that they had been previously restrained from due to Apartheid in order to create an integrated society (Evans, 2011).

In South African Cities, Central Business Districts (CBD) were regarded as the hubs of opportunities. However, they were subject to numerous amounts of pressure related to infrastructure, housing and services even through to the Apartheid regime. According to Hoorgendorn et al (2008), during the Apartheid era CBD’s were historically considered as prime locality within South African cities, however once the laws no longer restricted access to non – whites, CBD’s became less influential.

The upliftment of these restrictions saw many people populate the CBD areas which resulted in heavy strain on CBD’s and surrounding areas. According to Hoorgendorn et al (2008), this influx of people into the CBD and surrounding areas has allowed for urban decay to occur. The continual entry into the CBD by rural migrants and the occurrence of urban decay has led to the counter-migration of wealthy inhabitants from the CBD to the outer parts of the city. According to Robbins (2005),

buildings were left abandoned and not taken care of or maintained, in turn creating a degree of inactivity towards economy and poor aesthetic environments.

## **2.5 Interventions towards Urban Regeneration**

### **2.5.1 Inner City eThekwin Regeneration and Urban Management Programme (ITRUMP)**

As a response to the rapid failure of major inner cities according to the DPLG (2006), the newly elected South African government embarked on devising laws and policies that would address issues such as the social, economic and environmental inequalities of the past, and in doing so, offset the numerous challenges associated with the urban environment.

According to eThekwin Municipality (2011), the Inner City EThekwin Regeneration and Urban Management Programme (ITRUMP) area extends itself all the way from the Umgeni River in the north, to the east the Beachfront and Point, Victoria Embankment to the south and to the West Warwick Avenue and Umgeni Road.

The ITRUMP was initially established to respond to the urgent need to industrialise regeneration of the inner city as a major priority. At the core of its business, ITRUMP places the strategic value of the inner city to maximise its vast opportunities. The programme focuses on six outcomes namely:

- increasing economic activity;
- reducing poverty and social isolation;
- making the inner city more viable;
- effective and sustainable urban management;
- improving safety and security and
- Developing institutional capacity.

ITRUMP's goal is to create a sustainable living city in the new South Africa. It strives to be proactive rather than reactive. It works to stimulate the private sector interest as well as fulfilling the needs of individuals that use public spaces. ITRUMP's aim is to create a sustainable city in the New South Africa. The initiative strives to be proactive rather than reactive, and working to stimulate private sector interest while fulfilling the needs of individuals that use public spaces (ibid). The researcher examines the extent to which ITRUMP goals have been implemented in Albert Park.

## **2.5.2 The Approaches towards Urban Renewal**

### **2.5.2.1. Flagship projects and Prestige Projects**

The approach Flagship projects signifies a strategic location or unique facilities of a city. According to Carriere (2002), it attempts to adjust the city structure through means of creating secondary urban centres. Rauch (2002) argues that the government's flagship Urban Renewal Programme contains elements of crime prevention approaches predicted in the 1996 National Crime Prevention Strategy: The Urban Renewal Programme. This is a comprehensive approach that emphasises both innovation, and integration of the efforts and resources of a wide range of agencies at local 'nodes'. These are two of the vital key elements proposed in the earlier crime prevention policies. Loftman et al (1995) describe Flagship projects as being aimed at local property developers or private investors and attempt to support organic growth within these urban areas through changing the perceptions of particular localities. The flagship projects are seen as a representation for place marketing tools in the global inter-urban competition for private investment (ibid).

The prestige projects can primarily be described as a variety of flagship projects that pursue to create innovative, high profile, large-scale, self-contained developments which attract international inward investment. The projects are mainly focused with changing the image of the city through large international events that involve the creation of a distinctive urban neighbourhood (Loftman et al, 1995). These types of projects are mainly found in central business districts or at waterfront locations. These prestige projects take a number of different forms such as convention centres, festival markets, office complexes and even leisure and sport facilities.

The aim and objectives of these types of projects according to Loftman et al (1995) are to promote new urban images, boost civic pride and to act as a hub of a radiating renaissance. As a result, this will help enhance business confidence; facilities will increase in value and allow for development activities in adjacent areas. The flagship and prestige projects is fairly a common feature of urban centre upgrades according to Loftman et al (1995), such as the V & A Waterfront in Cape Town, the International Conference Centre (ICC) in Durban and the Newton Cultural District in Johannesburg.

#### **2.5.2.2. City improvement Districts (CIDs)**

According to Hoorgendoorn, et al (2008), the City Improvement District (CIDs) is a model intervention stemmed through public-private partnerships throughout the world. They are vital tools for urban regeneration, enhancing physical, economic and social factors of different geographical localities. McKenzie et al (2008), add by stating that the City Improvement Districts originated in Canada as a result of Free-riding businesses with no contribution other than the voluntary efforts of neighbourhoods. In essence the CIDs are primarily authorized by the public but compelled by the private sector (ibid).

Peyroux (2006:9), on the other hand views City Improvement Districts as self-taxing' 'self-help public partnership organisations which are primarily set up by residential property as well as local business owners to achieve the result of maintaining, promoting and developing public areas within a certain area through enhancement of public services. Communities benefit from these initiatives as their shared spaces and services are improved as a result they are in full support of City Improved Districts.

### **2.6 Responses to urban Decay in South Africa**

#### **2.6.1 Johannesburg**

The City of Johannesburg is the provincial capital of the Gauteng Province. According to the Official website of the City of Johannesburg (2015), the provincial government is primarily one of the largest landowners in the Central Business District (CBD) that occupies a vast number of office blocks that were once an area occupied by the private sector.

The people living in Gauteng constitute a fifth of the nation's population (ibid). According to City of Johannesburg (2004), the city is the most significant contributor to growth and development, as Johannesburg is seen as the most rapid paced developing city in South Africa. However, the provincial economy is somewhat gradually shifting away from heavy industrial products and more towards information technology and communications. In Gauteng alone some 60% of South Africa's research and development takes place. The City of Johannesburg has adopted a competitive cities approach with a vision towards building a 'World-Class' city. It's one of the most economically active cores within Africa. Bremner (2004) describes the cities' transformation as soaring at an



intense pace. The city gained its recognition as the major commercial and financial hub within Africa through the discovery of the Witwatersrand gold reef in 1886 (ibid).

The city of Johannesburg is an area of high economic activity with great employment opportunities, hence the rise in rapid rural–urban migration (Ngwabi 2009). However, this fundamentally resulted in the lack of space causing overcrowding and overuse of facilities. As a result, this led to the decay of many buildings and infrastructure. According to Bremner (2004), many inhabitants responded to this by migrating further away whilst Johannesburg’s government lacked sufficient control over the inner city environment, eventually leading to the need for large scale urban regeneration.

The city of Johannesburg has taken the approach of attracting investment as the most viable approach to the regeneration of any developing city. According to Ngwabi (2009), The City and private investors, has constructed mechanisms to help revive the city. These mechanisms are the Urban Development Zone, City Improvement District, the Johannesburg Development Agency and the Better Building Programme. The promotion of private sector investment is a vital part of the regeneration strategy within the City of Johannesburg.

### **2.6.2 Cape Town**

According to the Community Survey (2007), Cape Town also known as Kaapstad is the second most populated city in South Africa after Johannesburg, and is the provincial capital and major city of the Western Cape. Cape Town is well renowned for its famous harbour, it’s beautiful setting in the Cape Florist Region and popular landmarks such as Table Mountain and Cape point.

According to the Global City GDP (2011), Cape Town is seen as the economic hub of the Western Cape Province, which is South Africa's second main economic centre and Africa's third main economic hub city. Cape Town also suffered dearly from urban degeneration, however according to the City of Cape Town (2015), The City of Cape Town’s Mayoral Urban Regeneration Programme (MURP) resulted in a number of hands-on improvements to some of the cities’ poorer communities when it was introduced in early 2012. The program’s aim was to achieve improvement in safety, quality of life and socio-economic situation of areas that were previously neglected, nonetheless focus is primarily on public and shared environment.

The main foundation of the programme is to maintain public facilities and infrastructure in line with communities in stabilised areas (Cape Town Executive Mayor, Alderman Patricia de Lille, 2011). It

also aims at providing a basis for public and private investment that are incorporated into negotiated Community action Plans where this is achieved through the setup of area Co-ordinating teams. The city of Cape Town is confident in putting an end to urban decay in the selected areas thus creating vibrant safe places where businesses and residents can have access to economic opportunities. The improvements within these areas are the result of extensive community input, as this hinders on vandalism and offers a sense of ownership towards public facilities (Global City GDP (2011)).

Evidence shows that the areas selectin in Cape Town within the project were aimed to redress the spatial and economic exclusion of the past, as well as help to stimulate growth and development as they are found close to transport corridors. It is also clear that an important factor within Cape Town's strategy of combating urban decay is to extensively promote community participation. This is vital in the sense that people tend to develop a sense of ownership towards the public facilities. It is perceived as the communities' property and they in turn take care of the facilities which in turn prevent vandalism and abusive behaviour (Global City GDP, 2011).

## **2.7 International cases dealing with urban regeneration**

In the South African context, the process of urban renewal is complex with local factors. These factors include the legacy of apartheid, legislation and settlement planning, private sector investment decisions, political, social and economic transitions and inter-governmental relationships, government capacity and financial constraints. There are various underlying factors that contribute to the urban regeneration with international cases. Boston and England are examined as the examples of international cases that will mainly focus on urban regeneration.

According to Engelbrecht (2004), it is argued that trends in globalisation hold intense implications for the restructuring of the urban form and sustainability of cities. In addition to this local governments are challenged to restructure the urban fabric of their cities, and to diversify their local economies. Although urban renewal and urban decline is primarily linked to international trends and local circumstances that is possibly beyond the control of government, it is still clear that the decline maybe the result of non-cyclical factors and may be ameliorated by the quality of public leadership and partnership (ibid).

Urban regeneration is a major issue in most American cities, where the nation has been working at it for fifteen years with little more than just ordinary success. According to Wilson (1966: 260), 'Boston is being turned into a laboratory demonstration of renewal techniques; these are being applied to its waterfront, its central business district and to eight of the city's ancient neighbourhoods. Wilson adds

that Boston currently favours putting up garden apartments, which makes available very low-cost financing for non-profit sponsors of housing developments.

There are however complications regarding humanity, which is seen as neighbourhoods in Boston that are unwilling to let the redevelopment authority come near them through fear of what happened in the West End. In the West end an entire neighbourhood of thirty eight blocks, forty one acres with nine thousand residents in the middle of the city was wiped out. This area was a low-rent, low-rise Italia tenement section, which was cleared out to make way for cluster of high-rise, high rental apartments (ibid).

England's solution to urban regeneration is through several approaches. According to the Urban Task Force (1999), the report recommended that it would create urban regeneration companies in order to boost new investment into areas that are suffering from economic decline and to coordinate plans for the urban renewal. In McCarthy (2007: 41), English partnerships developed the URC Model, which are independent companies established by local authority and Regional development agency. They aim to involve the private sector in sustainable urban renewal strategies in the context of a much wider strategic framework or master plan realising a vision for the future of the area.

There have also been efforts to make communities sustainable as seen within the Office of the Deputy Prime Minister (2003) that sets out the government's sustainable community's programme which addresses problems of housing shortages, affordability and abandonment, hence the search to identify opportunities for sustainable housing developments (McCarthy, 2007).

## **2.8 Conclusion**

Chapter two has focused primarily on the literature review of the research study which provides a better understanding on how the literature used was understood. This chapter looked at the relevant sources of literature and definitions of important concepts and terms used in this paper. It also compared related literature with different authors, to grasp their understanding and arguments on the significant information. The chapter identified and compared different views of authors in relation to the history, legislation, interventions and approaches of the urban form and Urban renewal literature. Responses to urban decay in South Africa and related international cases were also evaluated and discussed.

## **CHAPTER 3: CONCEPTUAL AND THEORETICAL FRAMEWORK**

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### **3.1 Introduction**

The conceptual framework is vital for the preparation of conducting a thesis, as it provides the foundation of which the research will be based upon (Kira, 2011). It deals with the combination of informed ideas, concepts, theories, policies, methods and techniques that provide a rationalization of the theoretical examinations, towards a background for this study. It gives a more distinct understanding towards urban renewal, terminologies used, theories involved, examples of similar case studies and the affects that policies have on urban renewal.

The concepts that were used in this research are described further to clarify the common and significant terminology that was used in this paper and how it correlates with Albert Park the study site of this research. These are described further below.

### **3.2 Concepts informing this study**

The following concepts are described and explained further in order to simplify the significant terminologies employed in this dissertation.

#### **3.2.1 Urban Regeneration, Gentrification and Urban renewal**

In order to properly define urban regeneration, the researcher provides a brief understanding of urban regeneration, urban renewal and gentrification.

##### **3.2.1.1 Urban Regeneration**

According to Diamond and Liddle (2005: ix), Regeneration is seen as the “current wave of initiatives involving much more than the physical redevelopment of a defined area; it also has profound social, organisational and political implications for those living and working in the area which last after the regeneration caravan has moved on”.

According to Smith (2012), Regeneration has become a world renowned term and is used to refer to a variety of processes. Smith adds that “it is hard to separate regeneration from the general urban policy; however its distinctive characteristic is that it involves attempts to reverse the decline in cities or in certain parts of the cities”. In Oatley (1998), the term “regeneration was used to refer to housing

renewal and other property-led initiatives”. In international cases, urban regeneration policy may be defined as policy aimed at the physical, environmental and social regeneration of areas suffering from concentration of deprivation, according to McCarthy’s (2007: 27). Jones (2008) justifies McCarthy’s statement that regeneration developed as a holistic term for the economic, social and environmental transformation of urban run-down areas.

The researcher observed that a holistic approach to regeneration has been adopted by other relative definitions that describe regeneration as being broad and integrated. Constructive actions also lead to the resolving of urban problems that seek to bring out fixed improvements on the conditions of economic, social and environmental spheres that directly correlate with Albert Park. McCarthy and Jones’ arguments show that urban regeneration can help boost the economic, social and environmental aspects of the city. That are similar possibilities for the case study of Albert Park. People will generally feel safer in a crime free environment. This could also encourage residents and all parties concerned to maintain the area and this will ultimately positively boost the economy in the long term.

#### **3.2.1.2 Gentrification**

The term Gentrification can be viewed in various different ways. It is the “transformation of a working class or vacant area of the central city into middle class residential or commercial use” (Lees 2008: xv). However, Berg at el (2009), argue that “gentrification involves both the exploitation of the economic value of real estate and the treatment of local residents as objects rather than the subjects of upgrading”. Clark (2005) argues that “a definition of gentrification should include the root causes for gentrification that he sees to be commodification of space, polarised power relations, and a dominance of vision oversight characteristics of the vagrant sovereign.”

#### **3.2.1.3 Urban Renewal**

Urban renewal according to Wilson (1966) is “like selective service, physically taking things and turning them, before our eyes to new uses. Homes are destroyed or rehabilitated; new structures rise or the uses of old structures are changed; streets and community facilities are rearranged”. Roberts and Sykes (2000) argue that “Urban renewal can be defined as a comprehensive and integrated action that leads to the resolution of urban problems which seek to bring about lasting improvement in the economic, physical, social and environmental conditions of an area that has been subject to change”.

Couch (1990: 1) argues that “urban areas are never static, they are constantly changing: either expanding, contracting or undergoing internal restructuring in response to economic and social pressures”.

Urban renewal aims at improving communities’ physical environments and local economies. These goals can be achieved through sustainable planning and participation of the community. Urban renewal therefore looks to preserving an area’s cultural, historical and architectural heritage that make that specific area unique in its own way. Urban renewal theory involves redevelopment or revitalisation of neighbourhoods. Total redevelopment deals with redevelopment of individual buildings or the area. Revitalisation involves rehabilitation, preservation and residential gentrification of an area (Wilson, 1966). According to Mohamed (1999), Albert Park has serious deteriorating services added to the decay within the area. Kira (2011:5), on the other hand states that “Albert Park has a reputation of being a dangerous and crime ridden city space which is in dire need of urban renewal”. Neighbourhood decline is the result of private and public investment decisions that are controlled by the investment and development actors of the real estate industry (Bradford and Rubinowitz, 1975: 543). Urban renewal is of utmost importance in the study area and needs to be of high priority.

Urban renewal can be broken down essentially into four approaches that however seek to achieve the same objective of improving the physical and social environments (Bradford and Rabinowitz 1975). These four approaches can be seen as redevelopment, rehabilitation, conservation and revitalisation. These approaches are explained further.

#### **i.     Redevelopment**

The urban renewal approach is aimed at demolishing buildings or neighbourhoods in order to allow new buildings to be erected at higher costs. This approach often results in the relocation of families and communities to other slums or areas where accommodation is much more affordable and cheaper (Reichert, 199:37).

This approach however often result in the eviction of the poor people from the homes or neighbourhoods that ultimately impacts negatively on families and even communities as bonds are broken. Redevelopment occurs when old, run-down or dilapidated buildings are broken down to make way for new buildings to take its place (Reichert, 199:37).

The pros and cons of redevelopment is that old dilapidated and run-down buildings are replaced with new buildings the advantage is that the area is re-planned by uplifting the physical environment and the local economy (Wilson, 1966). The disadvantage is that it does not favour the poor communities and eventually breaks relationships such as families and communities living within the area as they would have to relocate to affordable areas and will eventually lead to separation (Reichert, 199:37).

#### ii. **Rehabilitation**

The rehabilitation approach involves the changing of the existing buildings to meet the needs and demands of the modern world. These changes are based on encouraging a sustainable way of living, that include improving, extending and even adding to an existing building (Reichert, 199:37).

This method or approach encourages home owners, landlords and even tenants to improve the condition of their own buildings for a better and more sustainable living condition (Bradford and Rubinowitz, 1975: 543). Rehabilitation can also be seen as gentrification as they both favour the improvement towards the neighbourhood as a whole which in turn helps prevent decay amongst existing buildings and the environment.

The private sector and building owners are given incentives where materials are cheap as well as labour (Kira, 2011). They are then responsible for the buildings itself and the surrounding environment. The public sector is responsible for roads, pavements, parking and utilities.

#### iii. **Conservation**

Urban renewal is known as conserving and even maintaining the buildings of an area that is undergoing urban renewal. The historic, architectural and cultural heritage of an area is preserved, however its aesthetic value is enhanced to give it a unique specialised local quality. According to South Africa's National Resource Act, 'Amafa' is a provincial heritage resource authority which gives the protection of buildings over 60 Years old. These buildings therefore cannot be demolished and will have to be conserved and protected to comply with the regulations (Couch, 1990).

#### iv. **Revitalisation**

Revitalisation specifically focuses on existing features found within an area. It's aimed at improving that feature into a more productive, aesthetically more appealing sustainable environment. Its main idea is to strengthen development that is at its weak point to give it more character in order to stand out and enhance the aesthetic quality. This approach however does not encourage demolishing of any

buildings instead it fabricates the existing features and makes the area more sustainable (Mohamed, 1999).

### **3.2.2 Blight and urban decay**

According to Walker (1938: 5), a blighted area is seen as an area whereby deteriorating forces have been evident in reducing economic and social values to an extent that major rehabilitation is necessary to prevent it from becoming a Slum. It can also be referred to as an areas in a dilapidated state when urban degeneration takes place on the environment to an unacceptable state. Blight therefore can result from a single factor or a vast number of contributing factors which can include crime, violence, poor living conditions as well as changes in the context of the environment. The lack of maintenance and mismanagement of buildings is also a major cause of blight (Walker, 1938).

In a study undertaken by Singh (2001: 93) found that Albert Park has relatively fair condition buildings which could eventually decay as a result of mismanagement. Kira (2011: 5) points out that the decay of Albert Park's city infrastructure was highlighted as an issue of urgency. According to Davis and Whinston (1966, 53), blight can also be related to the allocation of resource, such that it generally occurs in low-income neighbourhoods that are rundown. The author adds that there are different forms of blight; these can be seen as frictional, functional, economic and physical blight. These are briefly described below.

#### **v. Frictional Blight**

Frictional blight refers to the level of incompatibility between two or more different types of land uses. This means that when two land uses are situated near each other they affect the quality of the other (Kira, 2011). In other words one land use can hinder the performance or quality of the other area in turn affecting the area as a whole.

An example of this can be seen as an industrial area next to a health care facility. The industrial release harmful pollutants and affect the quality of air. This in turn affects people's health and well-being. (Kira, 2011). These two land uses; health and industrial do not share a relationship with each



other where they can benefit from one another. Hence the two land uses are incompatible with each other and eventually lead to a decline in the area. Another example of frictional blight is the busy major road and a residential property on that road. Due to the numerous vehicles using that road, harmful pollutants as well as noise levels and disturbance, result in the decrease of the quality of life for the residents nearby (Whinston, 1966).

vi. **Functional Blight**

Functionality of the land use or buildings within the area. The land uses are not appropriate with the functions that needed to be carried out within the area. Eventually it leads to urban decay when the new land use find it difficult to cope with the current demands with the surrounding areas and it becomes difficult to meet the needs of the people (Mohamed, 1999). An example of functional blight can be an apartment that does not meet with the public's demands such that it lacks basic necessities such cooling systems with some shops in dire need of sufficient parking bays. In addition, flat units are old and inadequate in that they cannot meet the needs of increasing tenants due to the lack of bathroom facilities, cooling systems and even adequate parking.

vii. **Economic blight**

Economic blight refers to commercial spaces that are commonly vacant and left undeveloped, as well as space that are not utilised correctly. As a result, the functioning of the area and sites are abandoned and therefore less productive which hinders the local economy of the area. Another reason for economic blight is evidenced through the decrease in the threshold of the commercial area. This is whereby the required population needed to support the commercial use is below normal resulting in the area being less productive.

According to Ahlbrandt and Brophy (1975: 18), a decrease in the amount of capital that is primarily used for maintaining the area can encourage economic blight. Poorly maintained properties then become vacant resulting in land uses of the area becoming run down (Smith, 1996:346). Another reason for economic blight is when industries move out of the inner city locations to suburban areas to take advantage of the appeal and low cost of rent (Fainstein 1996: 172).

viii. **Physical blight**

According to Roberts and Skyes (2000), the physical blight occurs when it is evident that sustainability was not considered at the time of planning as a result the buildings and infrastructure

tend to decline. Physical Blight is the actual visibility of disregard and dilapidation of the physical environment. This can be seen on the outside of the buildings which are not in good condition.

### **3.2.3 Sustainability**

This term developed through the Rio Earth Summit in 1992. It is a plan that ensures future generations will benefit from using both renewable and non-renewable resources. Thus sustainable development according to the White Paper on Local Government (1998: 157) is “development that delivers basic environmental, social and economic services to all residents of a community without threatening the viability of the natural, built and social systems upon which the delivery of these services depends”.

Sustainability is a vital aspect in urban renewal as it ensures that the strength of the physical, economic and social environment can be maintained and preserved over a long period of time (Skyles et al, 2000). The study aims to achieve a sustainable urban form in an area facing deterioration and is prone to high levels of negative influences which do not encourage a sustainable living environment.

### **3.2.4 Community Participation and Economic Development**

Community participation deals with procedures and planning processes that involve the residents of the area concerned into various planning processes. Participation takes the views of the people into account in terms of formulation of plans in order to achieve a successful outcome that will meet the needs of the community. People need to voice their opinions and air their views as a community to ensure a sustainable, safe and peaceful coexistence of all parties concerned. According to Sewell and Coppock (1977: 5), in some instances the role and participation for the public in planning and policy making has been widely accepted and encouraged by the public, government and politicians.

Economic Development is a policy intervention which aims at the economic and social well-being of people. Economic growth is a phenomenon of market productivity and rise in GDP which ultimately encourages monetary wealth. Santhurie (2003: 27), notes that blight or decay of the individual structure or the entire neighbourhood which is due to lack of maintenance by individuals or communities may lead to a decline in the economic status of the neighbourhood. Albert Park lacks inter alia proper maintenance which ultimately effects economic development and growth.

### **3.3 Theoretical Framework**

#### **3.3.1 Structure of cities**

The structure of the cities sets out to establish the nature of the inner city areas which takes into consideration the type of people that reside in these areas, the type of buildings that are found in these areas and the nature of change within the inner city (Bunyi, 2010). It is therefore essential to understand the underlying dynamics of the inner city.

Urban geographers have used three successive models in describing the spatial distribution of urban land use. The first model is depicted on the hypothesis of 'Concentric Zones' described by Burgess 'Concentric Zone Model, 1925, which says that the land use patterns varies regularly as a function of distance from the city. The second model is Sector Theory Model by Hoyt, which shows that land use varies sectorally and residually. The third model by Harris and Ullman is the 'Multiple Nuclei Concept which depicts certain discrete land use nuclei that may be associated with certain other land uses but does not specify a general model of spatial relationships between specified uses (Carr, 1997).

#### **Burgess Concentric Zone Model**

The Concentric zone model was created by Ernest Burgess, Robert Park and Roderick McKenzie in 1923. The main idea behind the model is that the city is seen as growing outward from a central area in a series of rings, although the sizes of the rings may vary the order will always remain the same Bunyi (2010). The concentric zone model is a model of the cities internal structure in which the area is spatially arranged according to social groups in a series of rings. According to Bunyi (2010), it was the first model to explain the distribution of different social groups within urban areas. It suggests that the social structure spreads outwards from the central business district. Basically the lower classes live closer to the Central business district, whilst the upper classes live further away from the city centre as they can afford to commute (Pick, 2014). Densities are higher towards the city centre and as one gets further away from the city the density decreases. As such rent closer to the city centre is more affordable as opposed to rent at the outskirts of the city. The Concentric zone model is based on the bid rent curve. It describes the concentric circles as the amount that people will pay for the specific land. Primarily the centre of the town will have the highest number of customers in so profits will be higher therefore retail activities rental will be higher (Carr, 1997).

According to Pick (2014), there are five zones in Burgess Concentric zone model, these are:

*Zone 1: Central business District*

*Zone 2: Transitional Zone*

*Zone 3: Working Class Zone*

*Zone 4: Residential Zone*

*Zone 5: Commuter Zone*

According to Lersch (2011), Zone 1 is the Central Business District where the emphasis is on business and commercial and is a non-residential centre for businesses. Zone 2 is described as the zone of transition as it is the least desirable place to live in the city. These have dilapidated housing and infrastructure, high rent and crime rate, and a high rate of people moving in and out of the area. Zone 3 is characterised as the working class zone which houses stable working class families, and has modest older homes, second generation immigrants and inhabitants that can afford to move out of Zone 2. Zone 4 is the residential zone or middle class zone, these are newer spacious homes, they are less likely to be rented and inhabitants are well educated. Zone 5 is the commuter zone; this zone is mainly occupied by the upper class as they can afford to commute to the city.

### **Hoyt's Sector Model**

Homer Hoyt was a land economist, real estate appraiser and a real estate consultant. He developed an approach to the analysis of neighbourhoods and housing markets within his accomplished life. He developed the Sector model theory or Hoyt model in 1939, which states that a city develops in sectors not rings and that certain areas develop due to the attractiveness for different activities because of environmental factors or by mere chance. According to Singh (2011), Hoyt's model is different from Burgess concentric zone model because it takes into account major transportation routes. According to this model most major cities evolved around several significant transport facilities such as railroads, sea ports and trolley lines that originated from the city centre. Hoyt's theory was that cities would tend to grow in wedge shaped patterns or sectors and not rings or circles originating from the city centre following major transportation routes (Singh, 2011).

Hoyt observed that it was quite common for low-income households to be located near railroad lines, whilst commercial establishments are found along business thoroughfares. It was seen that the various transportation routes into an urban area such as railroads, sea ports and tram lines represent the greater access. As such they grow in wedged shape patterns starting from the Central Business District centred on major transportation routes (Singh, 2011). Therefore, higher access to transport routes meant higher land values as a result commercial activities would be found in the CBD whilst manufacturing activities would develop in a wedge surrounding transport routes. The model attempts to state a principle of urban organisation.

### **Harris and Ullman's Multiple Nuclei Model**

Geographers in the 1940s, Harris and Ullman, distinguished that cities no longer developed in definite patterns with the CBD as the emphasis.

The Harris and Ullman Multiple Nuclei Model depicts the layout of a city that's based in Chicago. It describes that even though a city may have begun with a central business district (CBD), other smaller CBD's develop on the outskirts of the city near the more valuable housing areas. This allows for shorter commuting from the outskirts of the city. The name Multiple Nuclei is derived from the reasoning that it creates nodes or nuclei in other parts of the city besides the CBD. The aim of the model was to create a more realistic, if more complicated model.

The main goal was to move away from the concentric zone model and to better reflect the complex nature of urban areas, especially those of large size.

The Model kept the first five zones as illustrated by Burgess Concentric zone model, Hoyt then added another five zones to his model.

Zone 6: Heavy Manufacturing

Zone 7: Outlying Business District

Zone 8: Residential Area

Zone 9: Industrial Suburb

Zone 10: Commuter Zone

The heavy manufacturing zone was intended to be away from the city centre of CBD as it produced pollution and as such it was costly because it needed a great deal of land. The seventh zone known as the Outlying business district zone is described as suburbs grew, shopping centres were needed nearer to people's residence, and as a result additional nuclei grew away from the CBD. The residential area falls in the eighth zone. Harris and Ullman's model describes a zone of higher class areas that sprung away from the mainstream development. This was possible due to the widespread access to transport and ring road and alternate routes that have been developed. The ninth zone is the industrial suburb which is a self-sufficient nucleus that moved away from the older industry, becoming custom built for the needs of those particular industries. The commuter zone is the tenth zone as with the concentric and sector zone models.

### **3.3.2 Models relevant to case study**

These three models formed an integral part in the study of Albert Park, as it describes the structure of the city and helps to identify the patterns generated. In Burgess Concentric Zone, the model is used to depict the city as an expanding and evolving system where the city ultimately becomes the outcome of a struggle for survival. This is seen as each type of community struggles to secure itself an urban place. One of the elements related to the study area with regard to Hoyt's model is that of high and low rent residential neighbourhoods which are instrumental in shaping the land use structure of the city. In Harris and Ullman's concept it is noted that there is not just a single nuclei shaping the land use patterns within the city but a number of separate nuclei that each influence the land use patterns.

### **3.4 Theories governing urban renewal**

A number of theories explain urban renewal, and as such lead to various outcomes which include Collaborative planning and the political economy. These theories are explained further below.

#### **3.4.1 Collaborative planning**

According to McCarthy (2007: 22), it is seen in Collaborative Planning that an important concept is that of discourse of communities that exist in specialist fields of knowledge production. McCarthy adds that it is the interaction of these communities that are seen to formulate effective strategies for spatial planning and or Urban renewal. According to Healey (1996), the interaction between communities involves discussion and searching for possibilities, which is seen as a mutual learning resulting from a mutual search for understanding. According to Hall and Pfeiffer (2000), within the social and economic extents of Agenda 21, it is argued that it is imperative by means of Collaborative planning that all stages is vital in achieving sustainability, improved planning, management systems and decision making processes. Morales (2013), argues that previous research on collaborative planning frameworks in facilitating participation shows it is vital to favourable elements of sustainable development.

#### **3.4.2 The political economy**

The Political Economy Approach basically describes how leaders in power have advantage of the lower class or poor communities (Morales, 2013). The Political Economy has come into play in the Urban Renewal process in the past, where these renewal procedures have destroyed many poor

communities caused by the relocation processes. In general people and communities have had conflicting ideas and interest that have been part of an urban renewal plan, with the planners concerning their neighbourhood space and physical environment (Singh, 2011). According to Santhurie (2003: 35), the political Economy theory states that these people in power use Urban Renewal as a way in which they can gain personal profits and personal gains. Communities are also used as several commodities under capitalism. However these injustices must be prevented in Urban renewal programmes as people's needs to be planned for not in contradiction.

### **3.5 Predicaments of urban renewal**

Urban renewal is controversial as the planning has many issues surrounding it. The main issue is that it displaces families, lives and neighbourhoods, especially that of poor and low income households and communities (Squires, 1996). These issues occur when neighbourhoods are upgraded although it is beneficial, the physical environment is enhanced and the underlying factor is that people are affected. People that are commonly affected by these programmes come from poor backgrounds, and as such when the neighbourhood is upgraded, the lower income groups are unable to pay the increased rent (Squires, 1996). They are then forced to relocate, create new lives, find employment and adapt to new communities and change. It is concluded that renewal procedures worsen the socio-economic conditions of the poor and lower income group (Squires, 1996).

However, the Renewal Procedures creates an affordable liveable built environment mainly for the middle to higher income group. There are also instances where renewal has increased economic competitiveness of the Central Business Districts. This benefits businesses and the middle class. However, the poor remained disadvantaged. According to Squires (1996: 274), urban renewal for the upgrading of American cities created massive projects that were mainly beneficial to contractors, unions, politicians, white groups and some racial minorities.

Urban renewal was intended to uplift the housing conditions of the urban poor however it encouraged private development of shopping malls, office blocks and convention centres. Public subsidies were used for business developments instead of housing the poor (Squires, 1996). Renewal procedures are undemocratic and forceful as it deprives people of good quality livelihoods, displaces families and creates emotional distress.

### **3.6 The role of planning policy in urban renewal**

A vast number of contributing factors play an important role in blight and urban decay. According to Kihato (1999), policies were aimed at encouraging the decentralisation of the industries away from the city centre. However, in recent times policies were put into place recognize the decline of cities and its needs to regenerate them. Policies around the world are being restructured in order to help revive cities as urban decay is not only being faced in South Africa, but rather all around the globe (ibid). Policies are now focused on empowerment and collaboration which encourage the partnerships between the public sector and the private sector as well as the planners and various other professionals. Moreover, the citizens of the community in which the renewal process takes place, now play an essential role in the planning process.

Renewal policies however do not only focus on decreasing or eradicating the urban blight and decay of the area but also aim at eliminating other problems as well. According to Lottman (1976), focusing only on the decline of the physical aspects are insufficient therefore Renewal Policies are implemented in order to address social ills such as crime, poverty, disease, unemployment and housing. Policies also cater for the social aspects in urban renewal, whereby issues concerning the people are addressed and solutions are found. It also addresses social policies by focusing on the infrastructure and services such as playgrounds and schools for the communities. Social policies cater for various social groups but unfortunately it is extremely difficult to meet the needs of everyone especially when there is a conflict of interest. An example of such is when a group of people want a vacant land to be used as a place of worship whilst another group want it to be used as shopping facilities. This results in a tedious process whereby a conflict resolution is set in order to meet the demands of all stakeholders.

### **3.7 Conclusion**

The third chapter described the conceptual and theoretical framework that provided the basis on which the research has been conceptualised. There are specific concepts that are described in correlation to the study area. The chapter discussed theories governing urban renewal as well as collaborative planning, the political economy and structural theory. The predicaments of urban renewal and the role of planning policy have also been researched.



## **CHAPTER 4: THE CASE STUDY AREA**

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### **4.1 Introduction**

This chapter describes the study area which has been selected by the researcher. It focuses on the history, geography and the physical form of Albert Park.

### **4.2 Orientation to the case study area**

#### **4.2.1 History and background of Albert Park**

Durban is located on the east coast of South Africa in the province of KwaZulu-Natal. It is largest cities in the South African province of KwaZulu-Natal. After Johannesburg the Durban Metropolitan Area fits in the second ranking of the most popular urban areas in South Africa (Hindson and Byerley, 1993). Durban is ranked second as the most important manufacturing hub in South Africa (Hindson and Byerley, 1993). Durban forms part of the eThekweni Municipality and is famous for being one of the busiest ports in South Africa. Within the Durban Metropolitan Area, places of significance are quite visible as well as areas that have suffered through apartheid and been rebuilt to improve the urban area or have been taken over by vandalism and neglect (ibid). The Point Waterfront in Durban was one area that suffered through apartheid but has now been redeveloped with high quality developments. Another area is that of Albert Park, the case study area which has been an historical area during the apartheid era.

Albert Park was known as one of the better residential areas in Durban and was developed towards the end of the 1900s. It comprised of detached houses which were predominantly for the white middle class residential groups, through the movement of the upper class to the newer suburbs of Berea. According to Hindson and Byerley (1993), Albert Park served as a residential area for new immigrants that came outside of South Africa to settle into the city. In the 1960s the rise in demand for accommodation led to the rise in real estate prices as well as the demand for the redevelopment of houses into medium rise blocks of flats. These then turned into high rise block of flats which at present consist largely of flats that are mainly rented rather than privately owned.

#### **4.2.2 Albert Park Today – Location**

Albert Park is situated in the south-east of the Durban CBD, this area is primarily a residential area characterised by medium and high-rise flats, with small formal and informal businesses that operate on the road sides. See map 1 showing locality map of Albert Park as study area in the context of the Durban City centre.

**Map 2: Aerial photo of the study area**



Albert Park is bounded by Russell Street in the west (refer to map 1 on page 3), Broad Street in the east, Smith Street in the north and St. Andrew's Street on the south (Maharaj and Mpungose, 1994). Maharaj and Mpungose (1994) point out that Albert Park is the oldest existing park in Durban, by 1991 and had become an integrated suburb host to a rainbow society, although having largely worked through conflict situations, harassment and antagonistic attitudes.

#### **4.2.3 Analysis of Albert Park**

The analysis of Albert Park will primarily focus on the land use of the study which provides an insight into which part of the land is designated for what purpose. Secondly the conditions of the buildings focus on the aesthetic qualities of the buildings located within and around the case study area. Lastly the area was observed in relation to surrounding area within the context of the study area of Albert Park.

Albert Park is located within the inner city of the CBD which is situated south-east of the Durban CBD. According to Mohamed (1999), Albert Park was predominantly a white area due to apartheid however in the 1970's it soon became a mixed class area of black, Indian and coloured. This resulted in inter alia, flats being rented at affordable rates and with Albert Park being in close proximity to the CBD area, job opportunities became easily accessible. People were also forcibly removed and evicted from the flats due to the Group Areas Act, however they took action against these evictions; which led to Albert Park being unofficially one of the first integrated city spaces (Mohamed, 1999: 6). The researcher also considered principles such as displacement issues, way of living and sustainability.

Albert Park has a diverse race group that resides and commutes within the study area. Landlords exploit the use of apartments by adopting violent measures to meet their stringent demands from tenants for rental payments, even though they themselves have unpaid levies (Maharaj and Mpungose, 1999). This has further resulted in neglect to properties and to the physical environment and decay has occurred. Residents have been affected negatively as they cannot relocate due to employment opportunities which are in close proximity to the CBD (Mohamed, 1999). The main aim of this study was to interrogate where and how the people interact with the environment to promote a sustainable urban form. Secondly to establish or trace how urban decay occurred within the study area therefore the study needs to address the reasons behind the decay and how a once beautiful and entertaining area became so neglected.

The theories and concepts that support this study are urban form, new urbanism, smart growth, urban regeneration and urban renewal. This helps to understand the complexity of the urban form within Albert Park. The flaw is that urban decay is deteriorating the area at a fast rate and proper implementation of strategies and measures need to be taken in order to solve this problem.

### 4.3 Zoning of Albert Park

The zoning in Albert Park is the intended land uses that were to be undertaken in the area and utilised to the appropriate activities (refer to Map 3 – Zoning Map on page 44). They are:

- *General Residential 5*
- *General Business*

The zoning of Albert Park is predominantly for residential use, General Residential 5 consisting of mostly medium to high density residential apartments. Whilst the zoning of commercial activity is found at the ground floor and surrounding the General Residential 5 buildings. The General Residential 5 is found along Diakonia Avenue, Joseph Nduli Street and MacArthur Street. Whilst the General Business is along Joseph Nduli Street, MacArthur Street, Maud Mfusi Street and Anton Lembede Street.

*Table 1: Zoning Table adapted from eThekweni City Engineers Department*

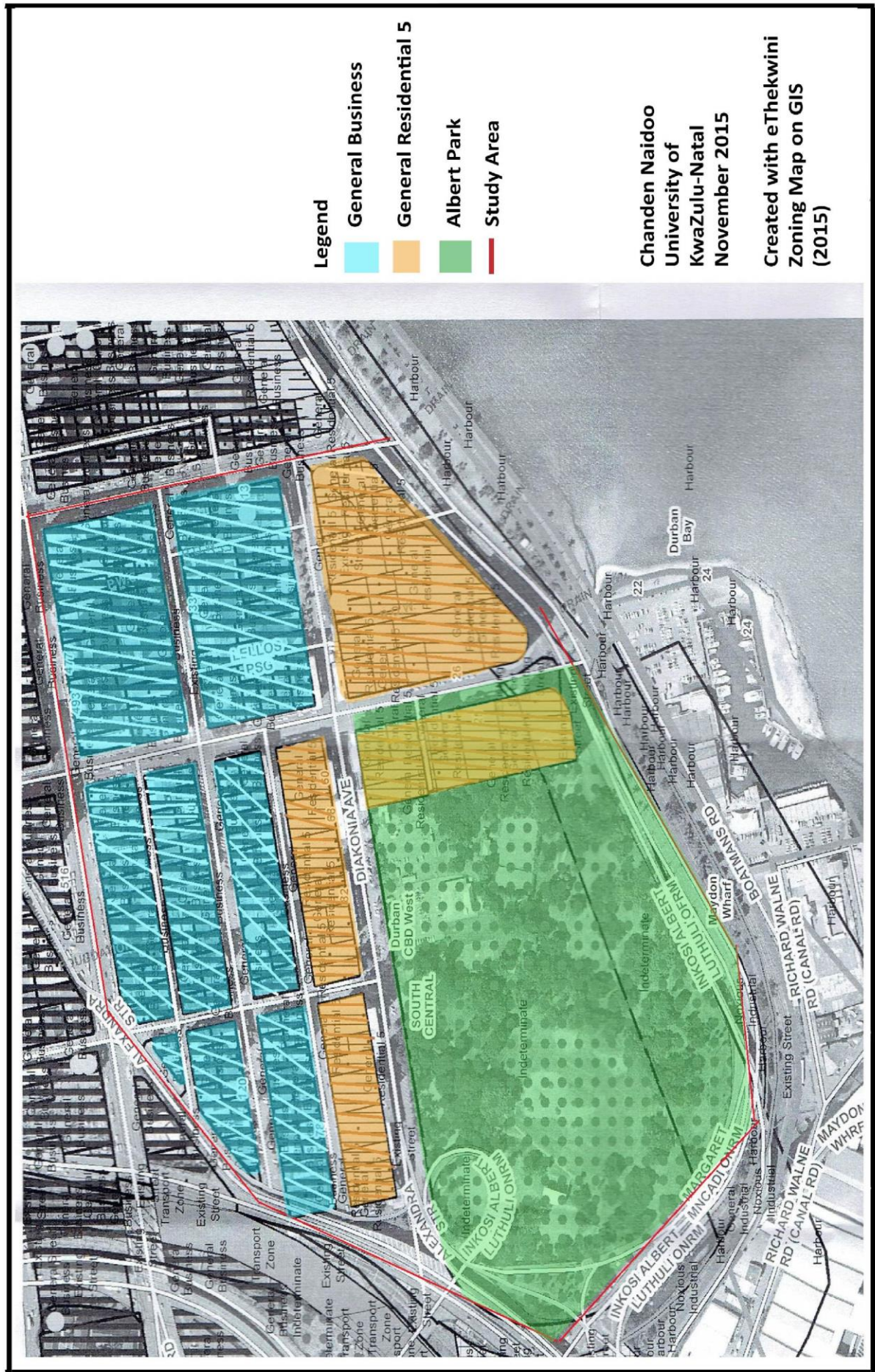
Use Zone	Symbol on Map	Purpose for which land may be used or erected	Purpose for which land may be used or erected only with the special consent of the council	Purpose for which land may not be used or erected
<b><i>General Business</i></b>	Dark Blue with White Hatch	Business premises (excluding those referred to in column 4), Dwelling Houses, Domestic staff Accommodation,	Action Sports Bar, Adult premises, Bath House, Bottle Store, Casino, Escort Agency, Funeral Parlour,	Brothel, Noxious Industrial Building and other uses not under Columns 3 and 4.

		Residential Building, Shop, Restaurant, Fast Food Outlet, Licensed Hotel, Place of Assembly, Place of Amusement, Institution, Place of Instruction Crèche, Industrial Building (excluding those referred to in column 4 and 5), Social Hall, Totallator Depot.	Massage Parlour, Place of Worship, Night Club, Parking Garage, Petrol Service Station, Panel Beating, Shelter, Spray Painting, Tavern, Work House, other uses not under column 3 and 5.	
<b>General Residential</b> <b>5</b>	Light Brown with Dark Brown Hatch	Dwelling House, Domestic staff, Accommodation, Ancillary Unit when ancillary to a Dwelling House, Maisonettes, Residential Building, Licensed Hotel, Shop, Fast Food Outlet, Hotel, Institution	Place of Instruction, Place of Worship, Parking Garage, Social Hall, Crèche, Restaurant in a building containing the flats, Action Sports Bar, Bottle Store, Casino, Night Club, Special Building or use.	Adult Premises, Bath House, Brothel, Escort Agency, Funeral Parlour, Massage Parlour, Shelter, tavern, work House, Other uses not under column 3 and 4.

*Source: Author, 2015*



**Map 3: Zoning map of the study area**



The land use study was vital as it provided the foundation of the current analysis in Albert Park, in relation to the initial land uses zoned for the study area. This allowed the researcher to determine if this was a contributing factor to the urban decay in Albert Park. The land use study also looked at whether the residents of Albert Park have access to basic infrastructure and services, this helped evaluate if relevant and needed land use requirements were being properly provided to meet the needs of the people. The land use in the study area is briefly described below.

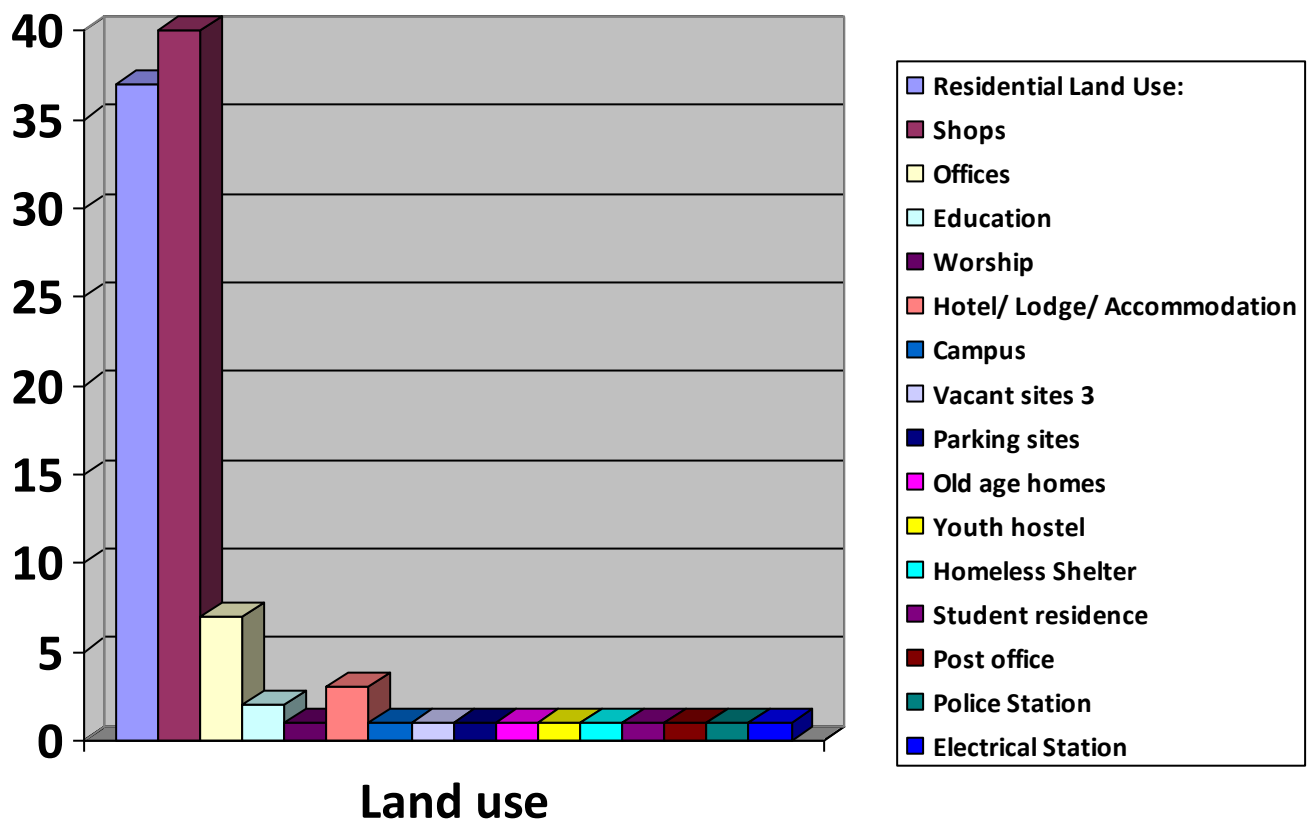
*Table 2: Land use*

Land use	No. of buildings	Percentage of land use
Residential Land Use:	71	37
Shops	75	40
Offices	14	7
Education	4	2
Worship	3	1
Hotel/Lodge/ Accommodation	6	3
Campus	2	1
Vacant sites 3	3	1
Parking sites	3	1
Old age homes	2	1
Youth hostel	1	1
Homeless Shelter	1	1
Student residence	1	1
Post office	1	1
Police Station	1	1
Electrical Station	1	1
<b>Total</b>	<b>189</b>	<b>100</b>

*Source: Author, 2015*



*Bar Graph 1: Percentage of land uses in Albert Park*



A range of land use activities are found in Albert Park precinct (Refer to Table 2, Graph 1). The dominant land use in the area consist of residential medium to high density apartment buildings accounting for 37% and 40 % is commercial use found on the ground floor of residential apartment buildings or on their own. Offices are scattered along the vicinity of Smith Street and take up to 7 percent of the land use. The rest of the land uses consist of buildings that accommodate nursery schools, crèche and museums (2%). There is also hotel/accommodation and lodges found within the area that makes up 3 percent of land uses. The remaining 1% of land uses consists of a worship site, campus, three vacant sites, parking sites, old age homes, youth hostel, homeless shelter, student residence, post office, electrical and police station. Thus Albert Park is predominantly a residential neighbourhood that is seen as an area that supports a wide variety of mixed land uses such as schools, crèches and offices (refer to bar graph 1).

#### **4.4.1 Land use within the study area**

There are several land uses that have been identified along Diakonia avenue which include, the Albert Park recreational area, Durban YMCA- Non-Profit centre for classes and services, residential apartments, commercial activities, metro police, independent churches, coordinating board, Durban Musical School, Floyds Pharmacy, Diakonia Council of Churches, Diakonia Centre, supermarket, Ward Councillor's office in Ward 32 William Zenzille. There is a mix number of various land uses found within the vicinity of Diakonia Avenue, each sharing its own unique characteristics. Trinity Church, Engen garage, a post office, a few banks, accommodation/-lodges and restaurant take-aways are scattered along Nduli Street.

Berea Technical College and other activities such as Prime Cure Clinic, Durdee Clinic Division of the Durban Anaesthetic Clinic and other office and commercial activities are situated along Smith Street. Park Street accommodates various small shops as well as apartment buildings.

## CHAPTER 5: SUMMARY OF FINDINGS, CONCLUSIONS AND RECOMMENDATIONS

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### 5.1 Introduction

This chapter presents the summary of the findings of the study and the conclusions. Objectives of the study were set out to establish the extent and relationship that the social and physical environment has on the urban form. This was then identified to establish whether this corresponds with the principles for urban regeneration as well as spatial planning objectives within the City. The five subsidiary objectives primarily focused on identifying the causes that led to the current state of despair, identifying areas that need more attention than others, strategies that can stop further deterioration, establishing ways to promote responsible property management and the feasible renewal methods needed to be implemented in attaining a sustainable urban form. Albert Park was chosen as the case study as it is currently undergoing urban regeneration and intervention.

The questionnaires were used to assess the various stakeholders' perceptions of the built form of Albert Park and in order to gain a clear understanding of the different opinions across a mix socio-economic group of people within the study area. The residents and landlords who participated in the survey were chosen through a stratified systematic sampling procedure in the area was visited by the researcher and the residents and landlords were interviewed in their own homes.

The Study Area is surrounded by four streets around the study area namely Alexander Street, Anton Lembede Street, Dr Yusuf Dadoo Street and Margaret Mncadi Avenue. All these streets were part of the study area. Within the study area there are five streets namely Diakonia Avenue, MacArthur Street, Maud Mfusi Street, College Lane, Park Street and Joseph Nduli Street (refer to map 2 on page 40). There are 71 residential households of which 30 households participated in the study. The 30 households were determined from the categories of buildings present in Albert Park through a formal survey. The conditions that were identified were good, fair and poor condition buildings, from these three categories 10 households were interviewed from each category amounting to 30 households involved (refer to table 3). The findings of the assessment on the residents views of the conditions prevailed in the area is summarised by graph 3 while graph 2 provides results on assessment of the conclusion of housing within Albert Park

**Table 3: Condition of Buildings with participation involvements**

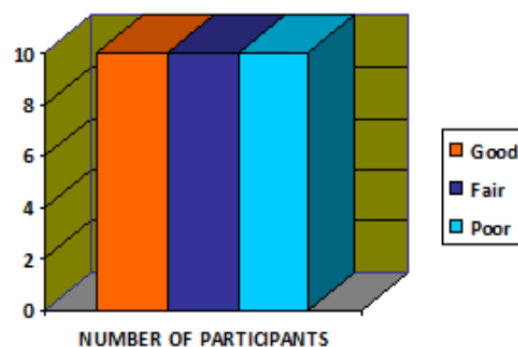
CONDITION OF RESIDENTIAL BUILDING	NUMBER OF APARTMENTS	NUMBER OF PARTICIPANTS
<i>Good</i>	30	10
<i>Fair</i>	12	10
<i>Poor</i>	29	10
<b>TOTAL</b>	<b>71</b>	<b>30</b>

*Source: Author, 2015*

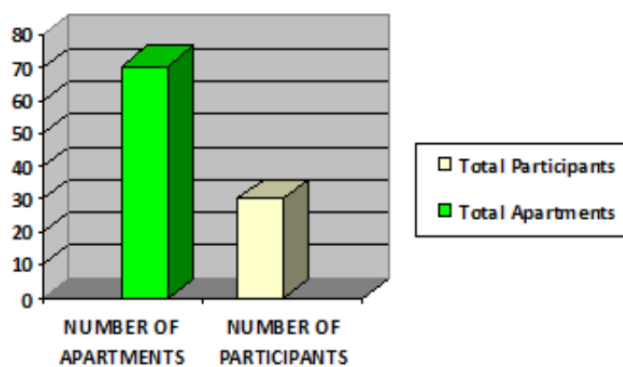
**Bar Graph 2: Number of Apartments in different conditions**



**Bar Graph 3: Number of participants in the study**



**Bar Graph 4: Total number of apartments and Total number of participants**



## 5.2 Summary of findings

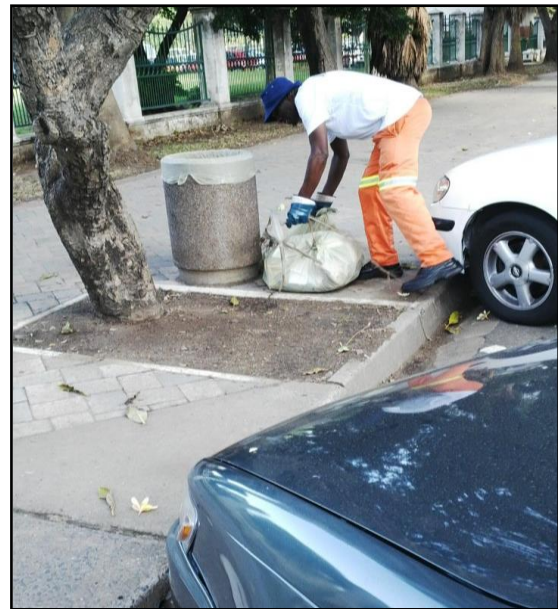
The researcher collected primary data whose results were discussed in the previous section. This enabled the researcher to achieve the study's objectives. In order to assess the current situation of Albert Park, a series of observation studies were conducted. The researcher took note of street furniture, the people, the conditions of buildings and the different forms of urban blight that currently exist in Albert Park. Observations was essential as it was needed to determine the factors that give rise to urban blight in Albert Park. This section presents a summary of the study's findings that aid to determine whether the objectives of the study were achieved accordingly. The research findings are presented on a thematic basis guided by the research objectives. The themes therefore were used as criteria for data analysis.

### 5.2.1 Aesthetic environment

It is evident that the buildings in Albert Park are in a state of disrepair. The surrounding environment is also neglected with litter and rubbish strewn on the streets and pavements as well as side-walks even though bins are placed at strategic points (photo 1.1). However, there are regular waste collections every Wednesday. Municipal workers are also designated to clean the streets and sidewalks (photo 1.2). There a number of trees along the centre of the road to boost the aesthetic quality of the area (photo 1.3).



*Photo 1.1: Litter along Park Street*



*Photo 1.2: Rubbish collection on a Wednesdays*



*Photo 1.3: Trees along the centre of the road*

### **5.2.2 Economic opportunities**

During the apartheid era mostly white citizens occupied the city of Durban leaving minimal opportunities for the non-white race groups apart from the unskilled work that was controlled. When South Africa became a democratic nation, the black community had full access to the city which led to large businesses' leaving the CBD area in fear of alteration (Mohamed, 1999). As time passed on the appearance of the city had deteriorated and the nature of business and trade transformed (ibid). This transformation included retail, commercial and informal trade (refer to photo 1.4 and photo 1.5). At this present day Albert Park is littered with a number of commercial activities which include small shops, food outlets, pubs, car washes and the like.





*Photo 1.4: Small shop found on Diakonia Avenue*



*Photo 1.5: Salon situated on Park Street*

### 5.2.3 Socio-economic

The city of Durban has a diverse range of demographic groups, range of cultures and race groups. It was observed that even though there is a mixed number of race groups within the CBD, Albert Park represented a very narrow demographic base. From 1948 to 1994 the CBD was dominated by affluent White South African citizens. The demographics of the area has since changed as less affluent non-white South African citizens now utilise the city centre. Hence there is a lack of major racial and cultural integration within Albert Park, with this came a series of complete shifts being experienced within the Durban CBD in its occupants' socio-economic demography.



*Photo 1.6: Predominant race group In Albert Park*



*Photo 1.7: Citizens walking through the CBD*

### 5.2.4 Quality of life

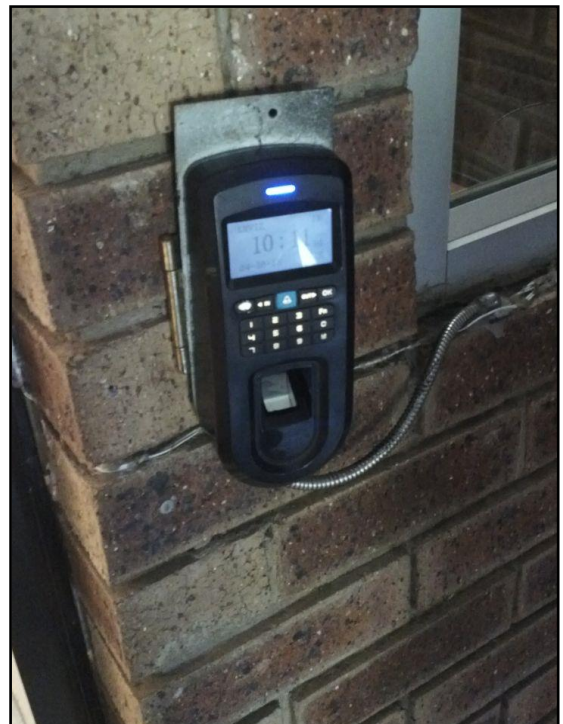
According to eThekweni Municipality (2013-2014), the five years Integrated Development Plan describes indications of life satisfaction as good health, family, employment opportunities and

economic opportunities. The dissatisfaction of life is simply the opposite that; is poor health, unemployment, poor economic opportunities and crime.

60% of the residents reported that the quality of life was not “up to standards”. This was based on the observed poor living conditions, crime within the area and aesthetic value of the neighbourhood. One of the landlords reported the biggest problem in the area was that there were too many young people or students within the area causing trouble and noise pollution. In order to avert crime an existing building in Albert Park was converted into a metro police station in Diakonia Avenue, as well as a central camera to monitor any unexpected activities. The visibility of the police station and cameras was reported to have improved security within the area. Some of the residential buildings have camera within the entrance to monitor people coming in and out of the building as well as finger print entry to access the building improving safety and hence combating crime.



*Photo 1.8: Cameras within residential buildings*



*Photo 1.9: fingerprint devices within residential buildings*

### **5.2.5 Transport and Accessibility**

The Durban CBD is the most significant transport hub in KwaZulu-Natal as the majority of the city's public transport users initially travel to the CBD and thereafter make their way to their destinations. According to the residents of Albert Park accessibility was not a problem. 80 % of the residents interviewed agreed that there was access to different modes of transport allowing movements to and



from the city via bus, train and mini bus taxis. There is also access to basic facilities and services such as places of worship and a few clinics nearby as well as a metro police station. Accessibility to water electricity and waste removal services is also available. There is also street parking on the side of the roads. This was confirmed by the respondents interviewed.



*Photo 1.10: Public transport along Diakonia Ave*



*Photo 1.11: Mini Bus Taxis on Diakonia Ave*

### **5.2.6 Sustainability**

Albert Park devotes approximately 70% of its land use to the built form and very little to its vegetation. During field work it was noted that there are a few trees in Albert Park and few vegetation on the main roads. The Albert Park Recreational Park often remains empty and unkempt with evidence of litter and rubbish strewn all over. An interviewee mentioned that the Park was mostly utilised by the vagrants and people loitering around the area as well as those abusing alcohol and drugs. There are high levels of noise and air pollution and vandalism. According to the Greater Durban YMCA (2014), the community has a beautiful park “which is infested with vagrants and drug dealers: legal and illegal immigrants that are living in slum conditions being exploited by Landlords”. This is therefore not sustainable to the environment as it destroys the area and leads to the downgrading of the area. This evidenced through poor accommodation at affordable rates which generate high returns for landlords.



*Photo: 1.12 Rubbish thrown on grass*



*Photo 1.13: Park under utilised*

### **5.3 Results from Questionnaires with residents**

The majority of the residents rate the level of facilities including water and electricity to be adequate, however 70% of the people were not satisfied with the neighbourhood and some people who reside in the area. The level of public facilities available was rated as being poor with regards to schools and parks. The major park on Diakonia Avenue is seen as unsafe as there are random people that frequent the area as well as the homeless who sleep on the streets. The pollution in the area is rated between medium to low, whereas the crime in the area is also seen as medium to low with the help of the metro police stationed right next to the park.

### **5.4 Residents Opinions on Albert Park**

90%, of the residents reported that the area had vagrants and drug abusers who loiter on the streets. They also pointed out that there were various homeless people that sleep at the corner of the roads and walk about. It was also noted by the research that during the World Cup some vagrants were forced to leave the park as they were disturbing the residents as a result they found refuge at the railway station nearby which is about 200m from the park.

### **5.5 Results from Questionnaires with Landlords and Tenants**

The Landlords of Albert Park felt that there were too many irresponsible students within the area seeking accommodation, causing too much noise and trouble and they were a disturbance. Teenagers were seen as demanding and also noisy, however it was mentioned that the landlords cannot refuse a person accommodation if there is available living space. The rent was approximately R3500 per month. Accommodation constituted between 1 to 5 bedroom flats and there were 12 available parking

bays. 50% of the landlords interviewed pointed out that crime was a major factor and as a result cameras were installed at the entrance of the flats and fingerprint scanners were fitted to prevent these activities. There is access to water and electricity as each flat has a pre-paid meter.

## **5.6 Conclusion**

The researcher argues that regeneration initiative will establish much more than just that aesthetic quality of the environment. Regeneration will allow for a sense of stability and belonging, which in turn will ensure peace of mind and ensure safety in a safe environment. It would therefore create active, safe and clean spaces that will make the city more desirable and valuable. Urban regeneration is a critical solution to urban decay within the city of Durban. For example, Albert Park is experiencing urban decay currently, which has compromised the Park's sustainability severely. Today, Albert Park and the CBD at large is characterised by dilapidated buildings, crime, socio-economic inequity and an overall atmosphere of degeneration. The area allows for growth through the social issues and perceptions that the area is an exclusive and historical landmark in Durban, which can be addressed by eThekwin Municipality.

## **5.7 Recommendations for the Renewal of Albert Park**

The outcomes of Urban Regeneration projects should be primed on following the government's mandate to improve and benefit the greater public of South Africa. When these projects are undertaken, especially renewal projects it is important to establish the key questions involved in a regeneration project. For instance, one will need to consider the people using it, the group or class of people, its uses and to what extent this project would be beneficial to them. The main achievement of Urban Regeneration would be to unlock significant benefits for the Inner City through the strategic actions of eThekwin Municipalities ITRUMP. The quality of life within the Inner City is of utmost importance and is the major hub for private and public services leaving urban regeneration as the key to paving the way for these benefits.

The Albert Park area should be monitored more carefully through strict security measures in order to control each activity so that crime can be prevented. More police patrol should be implemented and if possible, also private security patrol. Given the fact that there is a police station in the area on Diakonia Avenue, which is also centrally situated, police are obviously aware of the crime in the area. More policemen need to be employed to balance the crime in the area based on their small numbers.

Technological aids such as cameras can also be located in areas where crime is rife, assisting the authorities in controlling crime in areas where it is impossible for them to be around all the time. As previously discussed, landlords and tenants have created a hostile environment which has resulted in

unkempt buildings and it's conditions being deteriorated. Government initiatives need to be implemented to assist in maintaining the buildings, as landlords lack the appropriate funding and tenants are unable to afford the rent. More stringent laws and rules need to be implemented by the Municipality by imposing fines on landlords for poor, unhygienic and deteriorating premises. Pollution is intermediate within the area; Municipality needs to employ more staff to clean. Also, fines need to be imposed on people who litter the area. .

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## **Appendix A**

*Masters in Town and Regional Planning (MTRP)*

*School of Built Environment and Development Studies*

*University of KwaZulu-Natal (UKZN)*

### **Questionnaire Survey for Residents of Albert Park**

#### **Questionnaire**

*All Information given will be kept Confidential.*

*May I please get some information from you?*

**Questionnaire**

*(May I please ask you some questions?)*

**1. What is your age?**

- a) 18 to 24      b) 25 to 35      c) 35 to 45      d) 45 and above

**2. How many members are living in the house?**

- a) 1 to 4      b) 4 to 6      c) 6 and above

**3. What is the household monthly income?**

- a) 0 to R5000      b) R6000 to R10000      c) R10000 and above

**4. Is the size and cost of the house reasonable for living?**

- a) adequate      b) Reasonable      c) unreasonable

**5. How would you rate the level of facilities (water, electricity)?**

- a) Adequate      b) intermediate      c) basic      d) poor

**6. Are the neighbourhood and people pleasant?**

- a) Satisfactory      b) reasonable      c) unsatisfactory

**7. How would you rate the level of neighbourhood facilities (schools, parks, shops)?**

- a) Adequate      b) intermediate      c) basic      d) poor

**8. How would you rate the pollution in the area?**

- a) High                      b) medium                      c) low

**9. What is the level of safety and crime rate in the neighbourhood area?**

- a) High                      b) medium                      c) low

**10. Is the access to social and health services in the area adequate?**

- a) Adequate      b) intermediate      c) basic

## **Appendix B**

*Masters in Town and Regional Planning (MTRP)*

*School of Built Environment and Development Studies*

*University of KwaZulu-Natal (UKZN)*

**Questionnaire Survey for Residents, Stake-Holders and relevant authority of Albert Park**

### **INTERVIEW SCHEDULE**

*All Information given will be kept Confidential.*

*May I please get some information from you?*

## Open Ended Interviews

*(May I please ask you some questions?)*

- 1. What is your perception of the Decay in the area, and what would be the ways in which you would advise to help reduce this in the area?**
- 2. Name and evaluate some sources of annoyance or noise pollution that affects ones living environment?**
- 3. How safe is the area if not, why is this so?**
- 4. What are your experiences in Albert Park both positive and negative?**

## **Appendix C**

*Masters in Town and Regional Planning (MTRP)*

*School of Built Environment and Development Studies*

*University of KwaZulu-Natal (UKZN)*

**Questionnaire Survey for Residents of Albert Park**

**LETTER FOR INFORMED PERMISSION**



**To whom it may concern**

This letter serves to inform the relevant authority, community and individuals who partakes in these interviews to describe the reasons behind this research being undertaken.

I am a master's student at the University of KwaZulu Natal, Durban, conducting my master's thesis with course work. This research involves the case study of Albert Park. Information is obtained from people residing from and within the area to complete my thesis.

This thesis is based on the sustainability of the urban form and the influences between the social and physical environment. It focuses on urban decay that's affecting the area, how it came to be, the vagrants, crime and violence and the abuse of the living space. It also aims to suggest and allow for solutions to be made in order to develop and create a living and sustainable urban form.

All information obtained will remain confidential.

Your participation in this research is highly appreciated.

Thanking you

**Mr. Chanden Naidoo**